

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026064463 2 PG(S)

Prepared by and return to:  
Bobbie Jo Stoldt  
Capital Title Pros, LLC  
6734 Forest Hill Boulevard  
Greenacres, FL 33413  
(561) 264-3110  
File No 26-CTPL-2811

5/13/2026 12:50 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3493556

Doc Stamp-Deed: \$7,997.50

Parcel Identification No 0780020570

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 12th day of May, 2026, between **John J. Grady, Individually and as Trustee of J2G Living Trust, dated October 3, 2006, as amended**, whose post office address is 2593 Waterfront Circle, Sarasota, FL 34240, of the County of Sarasota, Florida, Grantor, to **Joanne M. Koza, a single woman, and Richard F. Willis, Jr, an unmarried man, as joint tenants with right of survivorship**, whose post office address is 1668 Wimbledon Drive, Fairborn, OH 45324, of the County of Greene, Ohio, Grantees:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

LOT 57, GRAN PARADISO, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 6, 6A THROUGH 6X, OF THE PUBLIC RECORDS SARASOTA COUNTY, FLORIDA.

**Grantor warrant** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 2593 Waterfront Circle, Sarasota, FL 34240.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

J2G Living Trust, dated October 3, 2006, as amended

By: John Grady  
John J. Grady, Individually and as Trustee

Jennifer Harris  
WITNESS  
PRINT NAME: Jennifer Harris

8909 Regents Park Dr  
Tampa, FL 33647  
WITNESS 1 ADDRESS

Antonio Bradford  
WITNESS  
PRINT NAME: Antonio Bradford

8909 Regents Park Dr  
Tampa, FL 33647  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of May, 2026, by John J. Grady, Individually and as Trustee of J2G Living Trust, dated October 3, 2006, as amended,  who is/are personally known to me or  who has/have produced FLDL as identification.

Notarized online using audio-video communication

Antonio Bradford  
Signature of Notary Public

Antonio Bradford  
Print, Type/Stamp Name of Notary

