

5/13/2026 2:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493767



Prepared by and return to:

Elizabeth A Wexler
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$3,220.00

File No 2026-155
Consideration 460,000.00
Parcel Identification No 0438030030

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

This indenture made the 13th day of May, 2026 between Grant J. Wellford and Laura L. Schaefer, husband and wife, whose post office address is 423 Cardiff Road, Venice, FL 34293, of the County of Sarasota, Florida, Grantor, to **Ryan Eugene Flud and Julie Ann Flud, husband and wife**, whose post office address is 6225 Hollywood Boulevard, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of FOUR HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$460,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 34082, VENICE GARDENS, UNIT 34, SECTION 2, according to the Plat thereof, recorded in Plat Book 22, Page(s) 38 and 38A, of the Public Records of Sarasota County, Florida.

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 Grantee 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Grant J. Wellford
[Signature]
Laura L. Schaefer

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236

WITNESS 1 ADDRESS

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236

WITNESS 2 ADDRESS

[Signature]
WITNESS
PRINT NAME: Holly M. Nitedlich
[Signature]
WITNESS
PRINT NAME: Elizabeth A. Wexler

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of May, 2026, by Grant J Wellford and Laura L Schaefer, who is/are personally known to me or who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Elizabeth A. Wexler
Print, Type/Stamp Name of Notary

