

Prepared by and return to:

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File No 4602-26SW-FL

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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494490

Doc Stamp-Deed: \$2,156.00

Parcel Identification No 0446100027

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## WARRANTY DEED

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

**This indenture made the 14th day of May, 2026 between Lois Ann Donnelly, a widow, whose post office address is 1118 land Harbor, Newland, NC 28657, of the County of Avery, State of North Carolina, Grantor, to Jacob Thomas Semlow and Nicole Lynn Semlow, husband and wife, whose post office address is 4811 Summertree Road, Venice, FL 34293, of the County of Sarasota, State of Florida, 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 16, Block 2, Southwood, Section "D", according to the Plat thereof, recorded in Plat Book 35, Page(s) 41, 41A thru 41-B, 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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

*Tamie Mason*

WITNESS #1 SIGNATURE

Tamie Mason

WITNESS #1 PRINTED NAME

1805 Grandoak Dr Pearland, TX 77581

WITNESS #1 ADDRESS

*Almohit Safat Hossain*

WITNESS #2 SIGNATURE

Almohit Safat Hossain

WITNESS #2 PRINTED NAME

3713 Bob O Link Dr, Irving, TX 75062

WITNESS #2 ADDRESS

STATE OF Texas

COUNTY OF Brazoria

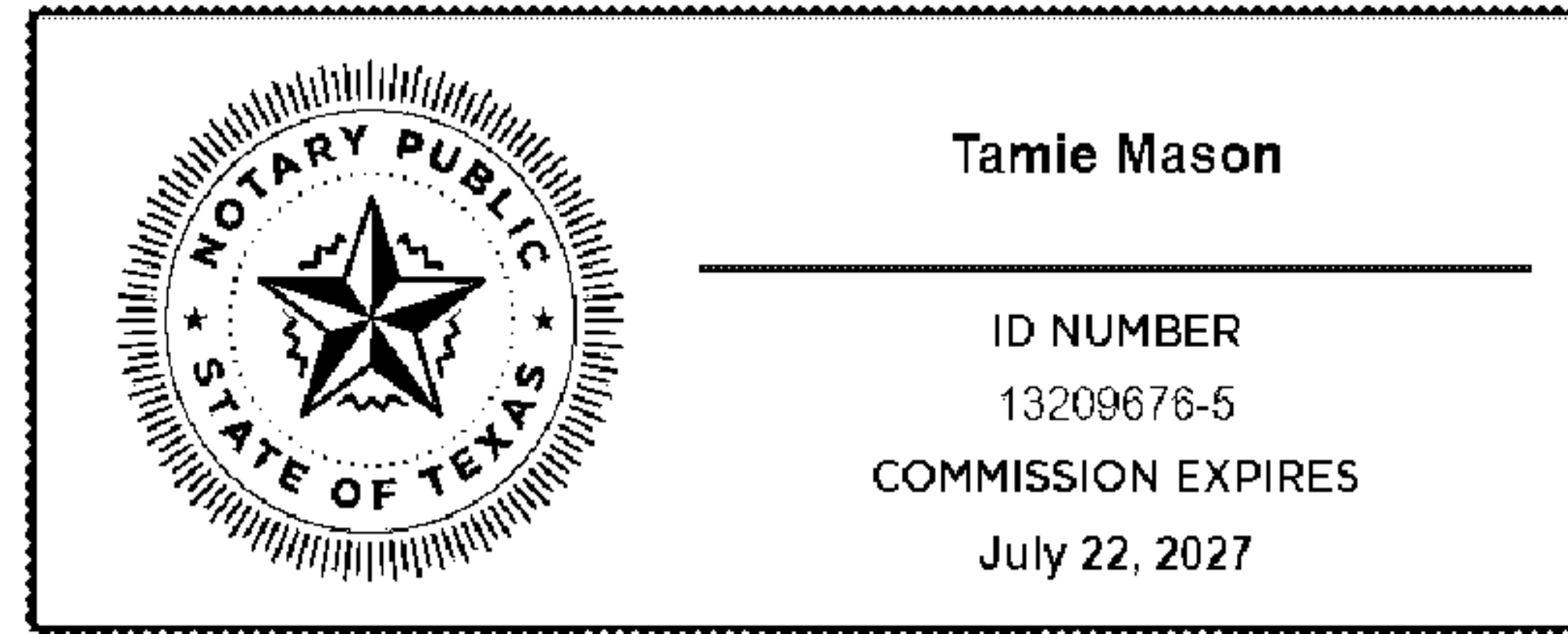
The foregoing instrument was acknowledged before me by means of ( ) physical presence or (  ) online notarization, this 14th day of May, 2026, by Lois Ann Donnelly, ( ) who is/are personally known to me or (  ) who has/have produced PASSPORT as identification.

*Tamie Mason*

Signature of Notary Public

Tamie Mason

Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.