

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066150 2 PG(S)**

Prepared by and return to:

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File No 5807-26COAST-FL

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495028

Doc Stamp-Deed: \$2,663.50

Parcel Identification No 0786-10-0160

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **13th day of May, 2026** between **CAROLINE LO CHAN, a married woman**, whose post office address is **2172 Magnolia Pond Court, Henderson, NV 89052**, of the County of Clark, State of Nevada, Grantor, to **WELLWOOD INC, a Florida Corporation**, whose post office address is **433 Blue Cypress Drive, Groveland, FL 34736**, of the County of Lake, State of Florida, Grantee:

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 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, Florida, to-wit:

Lot 160, Antigua at Wellen Park, according to the Plat thereof, recorded in Plat Book 56, Page(s) 160, of the Public Records of Sarasota County, Florida.

Grantor warrants 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: 2172 Magnolia Pond Court, Henderson, NV 89052.

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

Subject to taxes for 2027 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 Grantee 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:

Angie Patterson
WITNESS #1 SIGNATURE

CAROLINE LO CHAN
CAROLINE LO CHAN

Angie Patterson
WITNESS #1 PRINTED NAME

2221 17th Ave West Bradenton FL 34205
WITNESS #1 ADDRESS

April Ridley-Cutts
WITNESS #2 SIGNATURE

April Ridley-Cutts
WITNESS #2 PRINTED NAME

P.O. Box 5316 Chesapeake VA 23324
WITNESS #2 ADDRESS

STATE OF Virginia
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 11th day of May, 2026, by CAROLINE LO CHAN, () who is/are personally known to me or (✓) who has/have produced USA Passport as identification.

Renita Faye Mason
Signature of Notary Public

Renita Faye Mason
Print, Type/Stamp Name of Notary

My registration # 7912290
My expiration date: 04/30/2029



Notarized remotely online using communication technology via Proof.