

5/18/2026 1:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495423

Doc Stamp-Deed: \$1,960.00

Prepared by and return to:

Hayley Baldinelli
Premier Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 212-1820
File No 2026-6530

Purchase Price: \$280,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$1,960.00

Parcel Identification No.: 0036111044

WARRANTY DEED

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

THIS INDENTURE made this **14th day of May, 2026**, between **Maria Lynette Ford, a single woman, Individually and as Trustee of Maria Lynette Ford Revocable Trust, dated October 29, 2024, and any amendments thereto**, whose post office address is **2121 Meadowlark Road, #419, Manhattan, KS 66502**, Grantor, to **Robert R. England and Judith England, husband and wife, as tenants by the entirety**, whose post office address is **5531 Hampstead Heath, # 44, Sarasota, FL 34235**, 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:

UNIT 44, HAMPSTEAD HEATH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2073, PAGE 2933, AND ALL SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 27, PAGE 32, AND ALL SUBSEQUENT AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantees that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

[Signature]
Printed Name: Jacqueline Leigh Koch-John
P.O. Address: 502 N 9th
Subetha KS 66534

**Maria Lynette Ford Revocable Trust, dated
October 29, 2024**
Maria Lynette Ford,
By: Individually and as Trustee
**Maria Lynette Ford, Individually and as
Trustee**

WITNESSES #2:

[Signature]
Printed Name: Marlon S Carroll
P.O. Address: 502 N 9th
Subetha KS 66534

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of May, 2026, by Maria Lynette Ford, Individually and as Trustee of Maria Lynette Ford Revocable Trust, dated October 29, 2024, who is/are personally known to me or who has/have produced Driver Lic as identification.

[Signature]
Signature of Notary Public

Jacqueline Leigh Koch-John
Print, Type/Stamp Name of Notary

