

5/18/2026 1:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495427

CONSIDERATION: \$410,000.00

DOC TAX: \$2,870.00

RECORD: \$18.50

PARCEL ID NO.: 0102-15-0045

Doc Stamp-Deed: \$2,870.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Patrick W. Ryskamp, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 15th day of May 2026, by and between **JEAN A. MESSORE, an unremarried widow**, hereinafter referred to as Grantor, whose post office address is 303 9 Burnhamthorpe Cres., Toronto, Ontario M9A 0A6, Canada, and **JARED DANIEL SEDAM and DOVON MELEANA SEDAM, husband and wife**, hereinafter referred to as Grantee, whose post office address is 2917 Valley Forge Street, Sarasota, FL 34231.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 13, Block 51, GULF GATE, UNIT NO. 12, according to the map or plat thereof as recorded in Plat Book 18, Page 36, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Lauren P. Kohl
Witness Name: Lauren P. Kohl

Witness Address: 414 S Tamiami Trl
Osprey, FL 34229

Kelly Anne Dietz
Witness Name: Kelly Anne Dietz

Witness Address: 414 S Tamiami Trl
Osprey, FL 34229

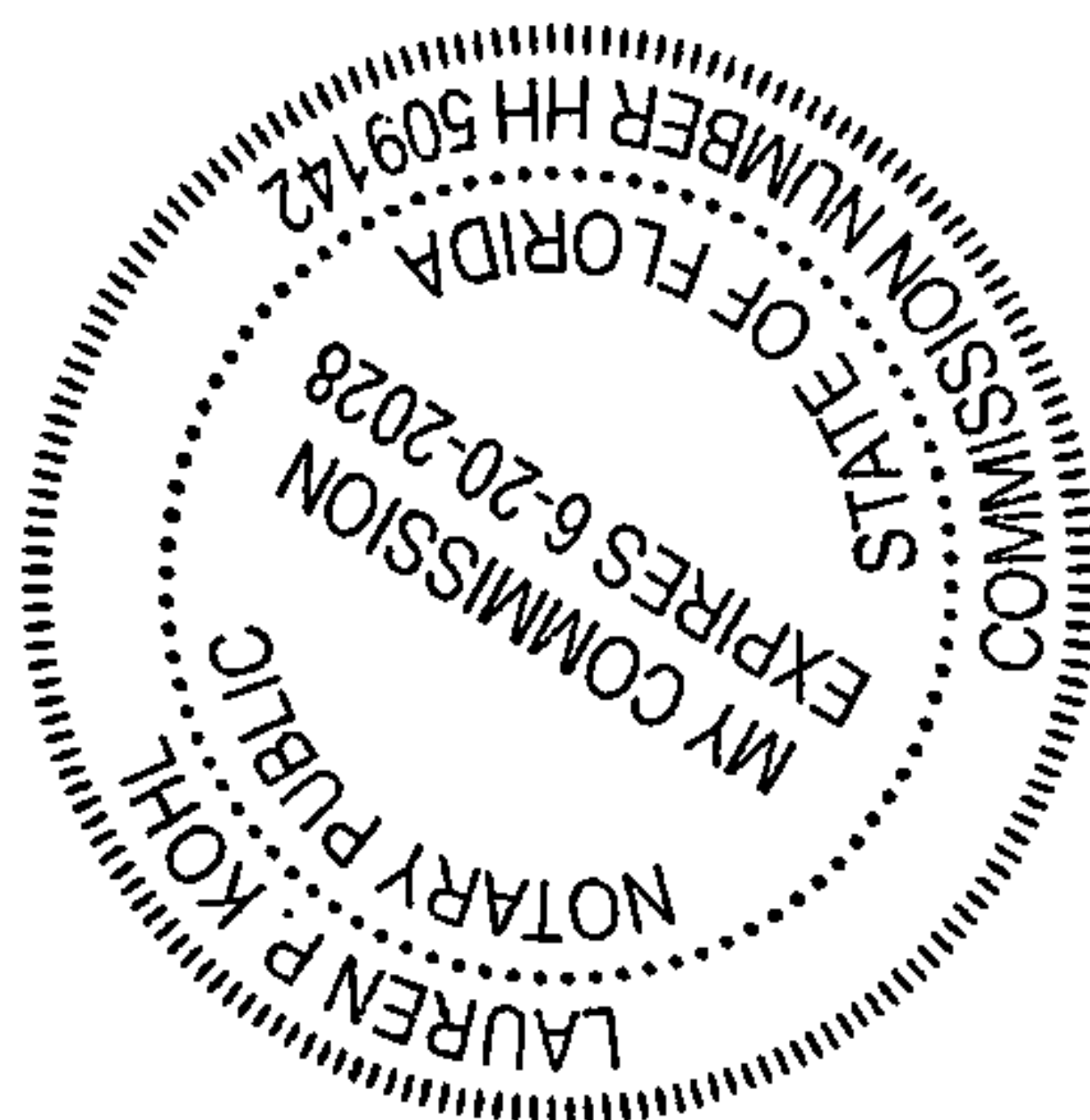
Jean A. Messori
JEAN A. MESSORE

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of April 2026 by JEAN A. MESSORE, who is personally known to me or who has produced DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

Lauren P. Kohl
Signature of Notary Public

(Notary Seal)



Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.