

5/18/2026 2:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495547

Doc Stamp-Deed: \$2,359.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-04-4535

Parcel ID Number: 0435100064

WARRANTY DEED

This WARRANTY DEED, made May 15, 2026, by **DALE G. HUDSON AND LAURIE R. HUDSON, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE HUDSON RESIDENTIAL PROPERTY TRUST DATED JULY 23, 2008**, whose address is 9137 Otis Beach Street Northeast, Olympia, WA 98516 (the "Grantor"), to **CATHERINE M. NEARY AND CHARLES NEARY, WIFE AND HUSBAND**, whose address is 653 County Road 579, Union Township, NJ 08867 (the "Grantee"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of THREE HUNDRED THIRTY SEVEN THOUSAND AND 00/100 DOLLARS (\$337,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

LOT 1427, VENICE GARDENS SUBDIVISION, UNIT NO. 25, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 7, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

To Have and to Hold the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Tatyana Berezhnaya
Signature
Witness Printed Name TATYANA BEREZHNOY
Witness #1 Address 5537 37AVE SE
LACEY WA 98503

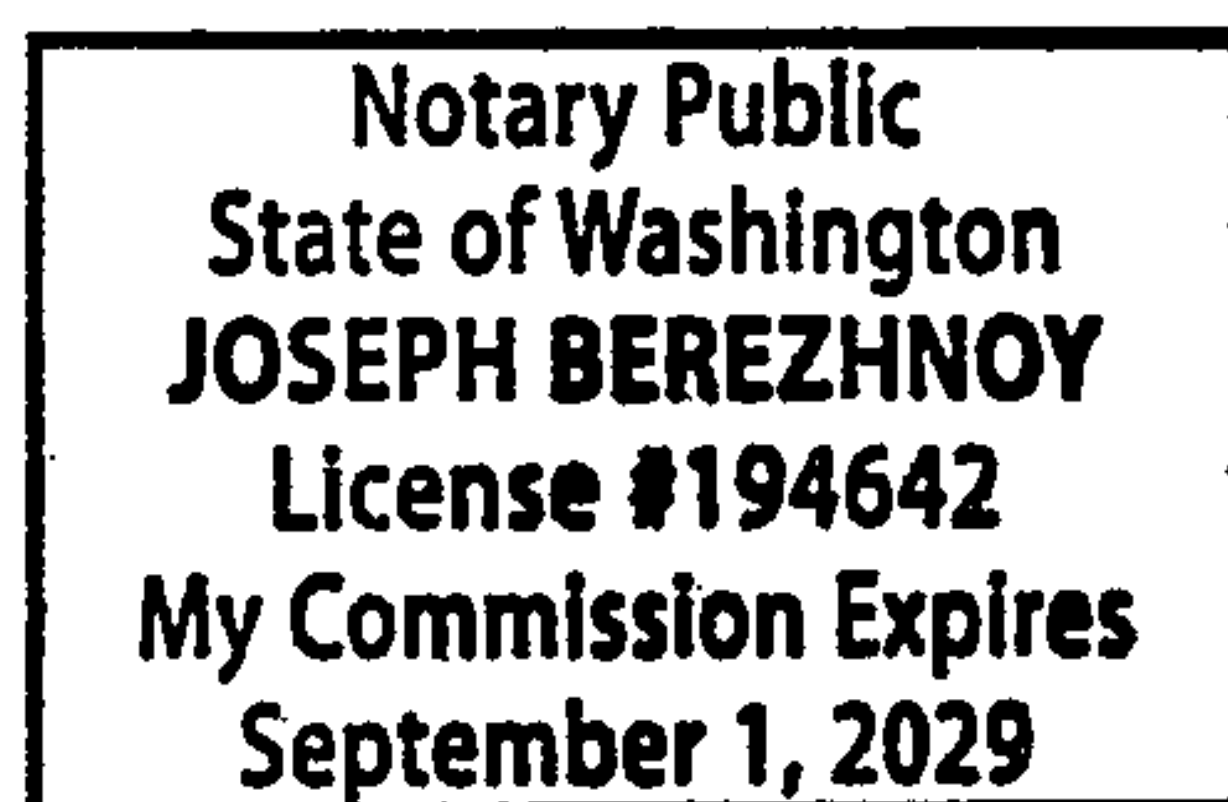
The Hudson Residential Property Trust dated July 23, 2008

By: Dale G. Hudson
Dale G. Hudson, Individually and as Trustee

Joseph Berezchnoy
Signature
Witness Printed Name Joseph Berezchnoy
Witness #2 Address 5713 37th CT SE
Lacey, WA 98503

State of WA
County of Thurston

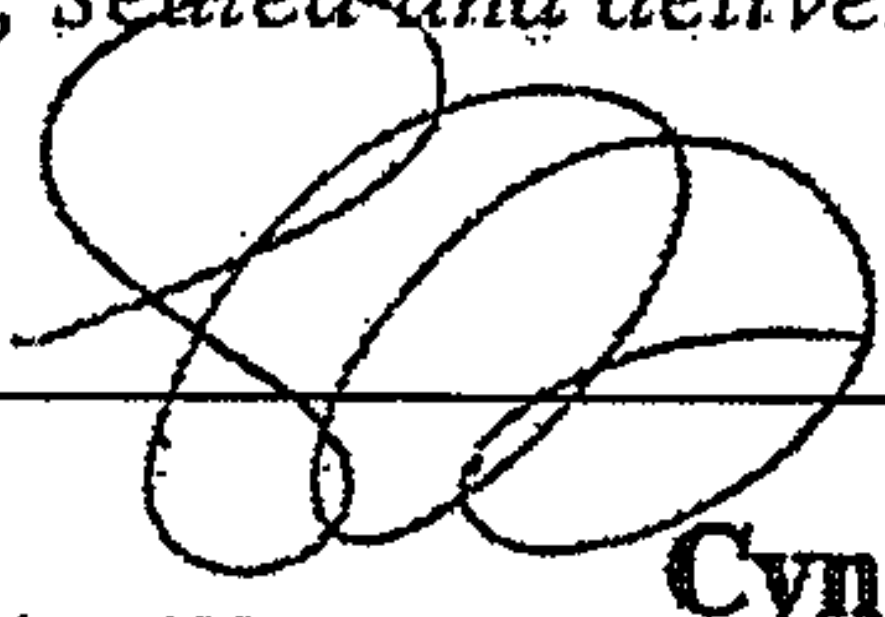
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 14th day of May, 2026, by Dale G. Hudson, Individually and as Trustees of The Hudson Residential Property Trust dated July 23, 2008, who is/are ☐ personally known to me or who has/have ☒ produced passport as identification.

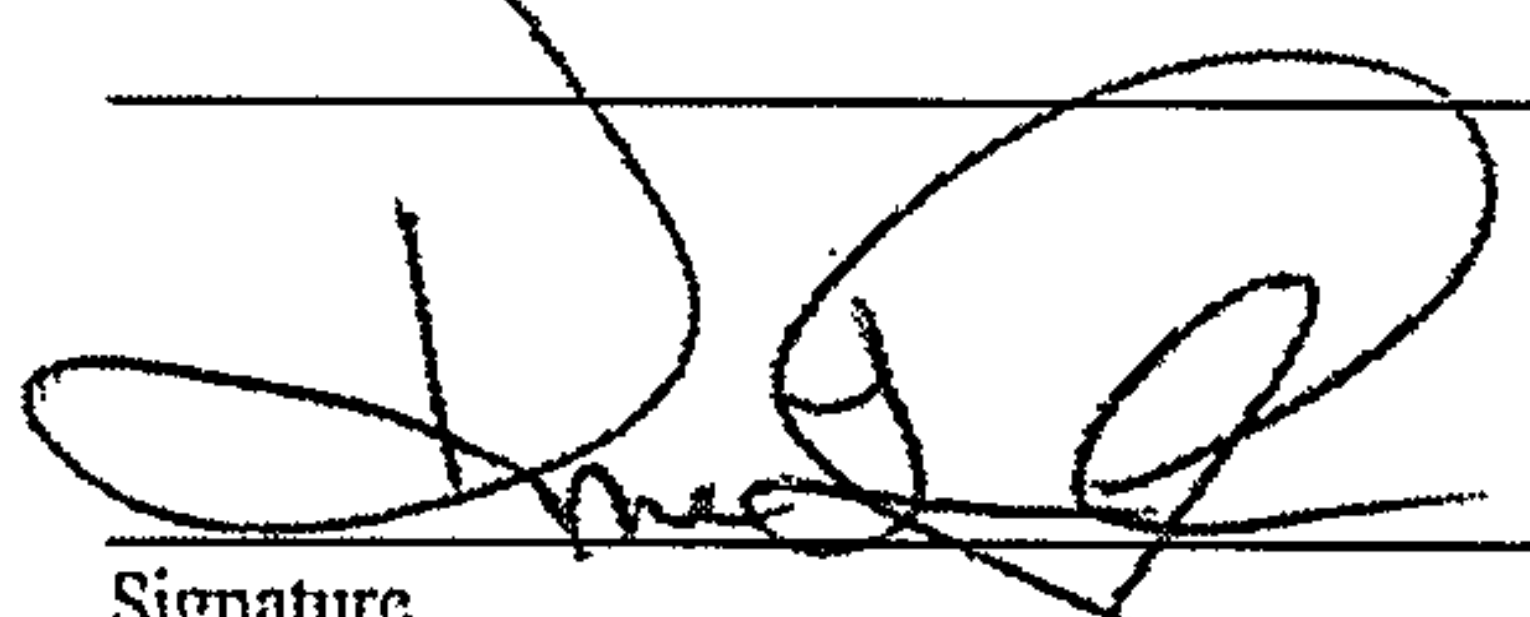


Joseph Berezchnoy
Notary Public
Print Name: Joseph Berezchnoy
My Commission Expires: 09/01/2029

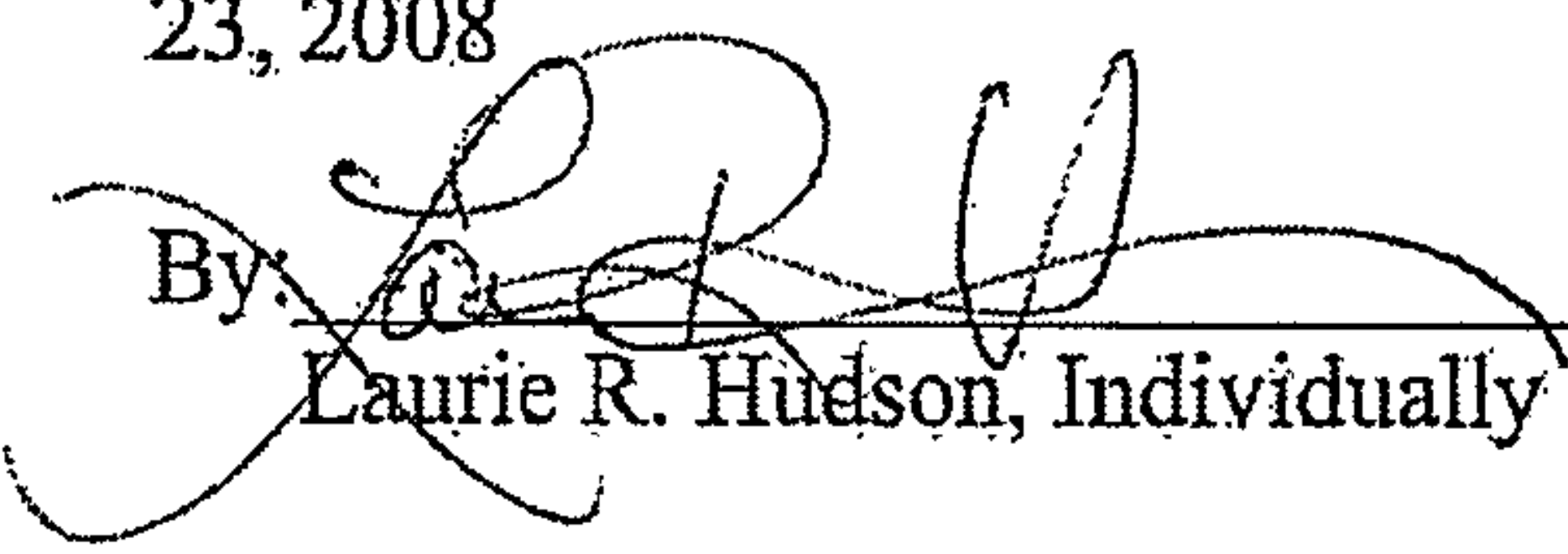
In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Signature 
Witness Printed Name **Cyndi Hoffmann**
Witness #1 Address **5218 Paylor Ln.**
Sarasota, FL 34240

Signature 
Witness Printed Name **Kyra L. Johnson**
Witness #2 Address **5218 Paylor Ln.**
Sarasota, FL 34240

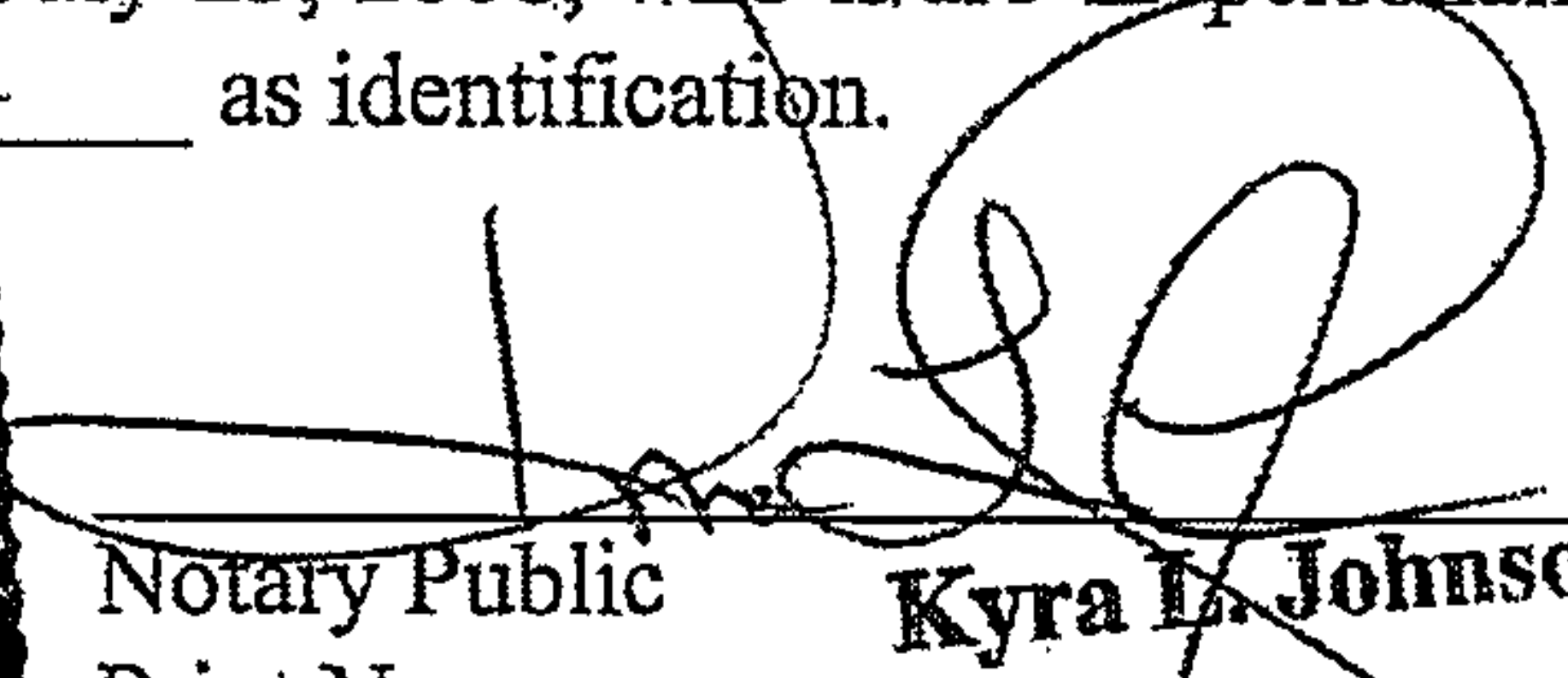
The Hudson Residential Property Trust dated July 23, 2008

By: 
Laurie R. Hudson, Individually and as Trustee

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 13th day of May, 2026, by Laurie R. Hudson, Individually and as Trustees of The Hudson Residential Property Trust dated July 23, 2008, who is/are ☐ personally known to me or who has/have ☒ produced WA DL as identification.



Notary Public 
Print Name: **Kyra L. Johnson**
My Commission Expires: _____