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5/18/2026 2:14 PM

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CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495581

Prepared By/Record & Return To:
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Doc Stamp-Deed: \$0.70

Consideration: \$10.00
Document Stamp Tax: \$0.70

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WARRANTY DEED

This Warranty Deed made between **RICHARD ELLSWORTH ATKINSON, JR.** (also known as **RICHARD E. ATKINSON**) and **LINDA SUSAN ATKINSON** (also known as **LINDA S. ATKINSON**), **Husband and Wife**, (hereinafter known as "Grantor") whose post office address is **170 Platt Lane, Milford, CT 06461**, and **RICHARD E. ATKINSON and LINDA S. ATKINSON, Trustees** (such Trustee hereinafter known as "Grantee") of the **RICHARD E. ATKINSON REVOCABLE TRUST** dated **DECEMBER 7, 2007**, as to an **undivided one-half (1/2) interest**, and **LINDA S. ATKINSON and RICHARD E. ATKINSON, Trustees** (such Trustee hereinafter known as "Grantee") of the **LINDA S. ATKINSON REVOCABLE TRUST** dated **DECEMBER 7, 2007**, as to an **undivided one-half (1/2) interest** (the "Trust"), whose post office address is **170 Platt Lane, Milford, CT 06461**. (Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 (hereinafter "Subject Property"), situate, lying and being in SARASOTA County, Florida to-wit:

UNIT NO. 9526, OF PHASE III, OF TERRACE II AT WELLEN PARK, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2024012777, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS AMENDED;

Parcel Identification Number: 0808092074

This instrument was prepared from information given by the parties hereto, and neither marketability of title nor accuracy of description is guaranteed, as the title of the property involved was not examined.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the Trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions 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 Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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 taxes accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 14 day of May, 2024.

Signed, sealed and delivered in our presence:

Ireland Young
Witness #1 Signature &
Printed Name: Ireland Young
Address: 33 Broad Street Milford CT

Anaya Young
Witness #2 Signature &
Printed Name: Anaya Young
Address: 33 Broad Street, Milford CT

Richard Ellsworth Atkinson, Jr.
R E A
RICHARD ELLSWORTH ATKINSON, JR.,
Grantor

Linda Susan Atkinson
LINDA SUSAN ATKINSON, Grantor

STATE OF Connecticut
COUNTY OF New Haven

The foregoing was acknowledged before me by means of physical presence or online notarization on this the 14 day of May, 2024 by Richard Ellsworth Atkinson, Jr. and Linda Susan Atkinson, who [choose one:] is personally known to me, or produced the following identification: Drivers License.

[Notary Seal, if any]

Julie E. Shurko
(Signature of Notarial Officer) Subscribed and Sworn to before me
this _____ day of _____,
Printed Name: _____
Notary Public JULIE E. SHURKO
My commission expires: My Commission Expires 11/30/2030