

Prepared by and Return to:
Sarah Raczynski
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

5/19/2026 1:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496139

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0422110006
File- MFL-2275438
Consideration Amount \$320,000.00

Doc Stamp-Deed: \$2,240.00

WARRANTY DEED

This Indenture, Made this May 18, 2026, between S. James Storey A/K/A Stephen James Storey and Christine E. Cwalina, individually as a married couple and S. James Storey A/K/A Stephen James Storey and Christine E. Cwalina as Co-Trustees under Revocable Trust Agreement dated March 17, 2009, whose post office address is: 3894 Independence Court, Wheat Ridge, CO 80033, hereinafter called the "Grantor", and, Carole M Rickman and Steven L Rickman, wife and husband, whose post office address is: 118 Woodingham Drive, Venice, FL 34292, hereinafter called the "Grantee".

[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. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 County, FL, and being further described as follows:

Lot 16, The Estates of Chestnut Creek, No. 1, a subdivision according to the plat thereof, as recorded in Plat Book 30, Pages 3 thru 3-C, inclusive, of the Public Records of Sarasota County, Florida.

Property Address: 118 Woodingham Drive, Venice, FL 34292

Property is the homestead of the Grantors.

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES: [Signature]
Witness #1 Signature

ANTHONY MORRIS
Witness #1 Print Name

7931 CYPRESS LAKE DR
Witness #1 Address

SARASOTA FL 34243
Witness #1 City, State, Zip Code

[Signature]
Witness #2 Signature

Pamela Pounds
Witness #2 Print Name

411 Commercial Ct, StA
Witness #2 Address

Venice, FL 34292
Witness #2 City, State, Zip Code

GRANTOR(S):
Revocable Trust Agreement dated March 17, 2009

By: [Signature]
S. James Storey A/K/A Stephen James Storey, Co-Trustee

By: [Signature]
Christine E. Cwalina, Co-Trustee

THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26

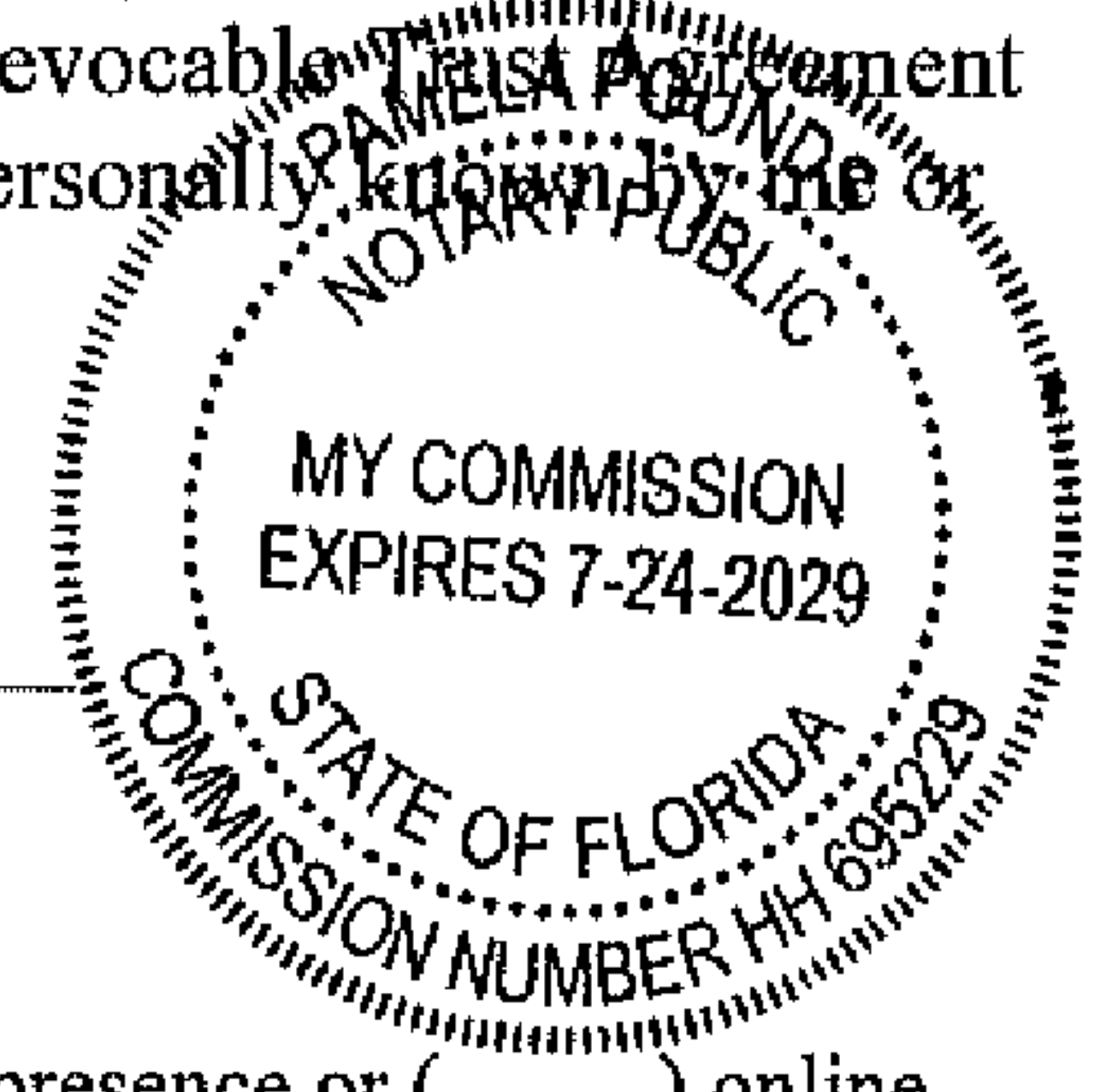
State of FL; County of Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 18th day of May, 2026 by: S. James Storey A/K/A Stephen James Storey and Christine E. Cwalina, Individually and S. James Storey and Christine E. Cwalina, as Co-Trustees under Revocable Trust Agreement dated March 17, 2009, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: FLR as identification.

[Signature]
Notary Public

My Commission Expires: _____

State of _____; County of _____



~~The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 18th day of May, 2026 by: S. James Storey A/K/A Stephen James Storey and Christine E. Cwalina, Individually and S. James Storey and Christine E. Cwalina, as Co-Trustees under Revocable Trust Agreement dated March 17, 2009, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: _____ as identification.~~