

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026068107 2 PG(S)

5/20/2026 11:34 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496563

Prepared by and return to:

Sophia van den Berg

Marchena and Graham, P.A.

976 Lake Baldwin Lane, Suite 101

Orlando, FL 32814

(407) 658-8566

Doc Stamp-Deed: \$15,400.00

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 20<sup>th</sup> day of May, 2026 between Neal Horne and Jennifer Horne, Husband and Wife whose post office address is 2311 Grove St, Sarasota, FL 34239 of the County of Sarasota, State of Florida, grantor\*, and Betty Ann Born, a single woman whose post office address is 2311 Grove St, Sarasota, FL 34239 of the County of Sarasota, State of Florida, grantee\*,

**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, situate, lying and being in Sarasota County, Florida, to-wit:

**Lot 12, Blossom Brook Subdivision, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 20, of the Public Records of Sarasota County, Florida.**

**Parcel Number: 0056140040**

**Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

[Signature]

Witness

Printed Name: ERIC ALLEN

P.O. Address: 5360 GMA STE 105  
LDK, FL 34228

[Signature]

Neal Horne

[Signature]

Witness

Printed Name: Susie Scarron

P.O. Address: 5380 GMA STE 105  
LDK, FL 34228

[Signature]

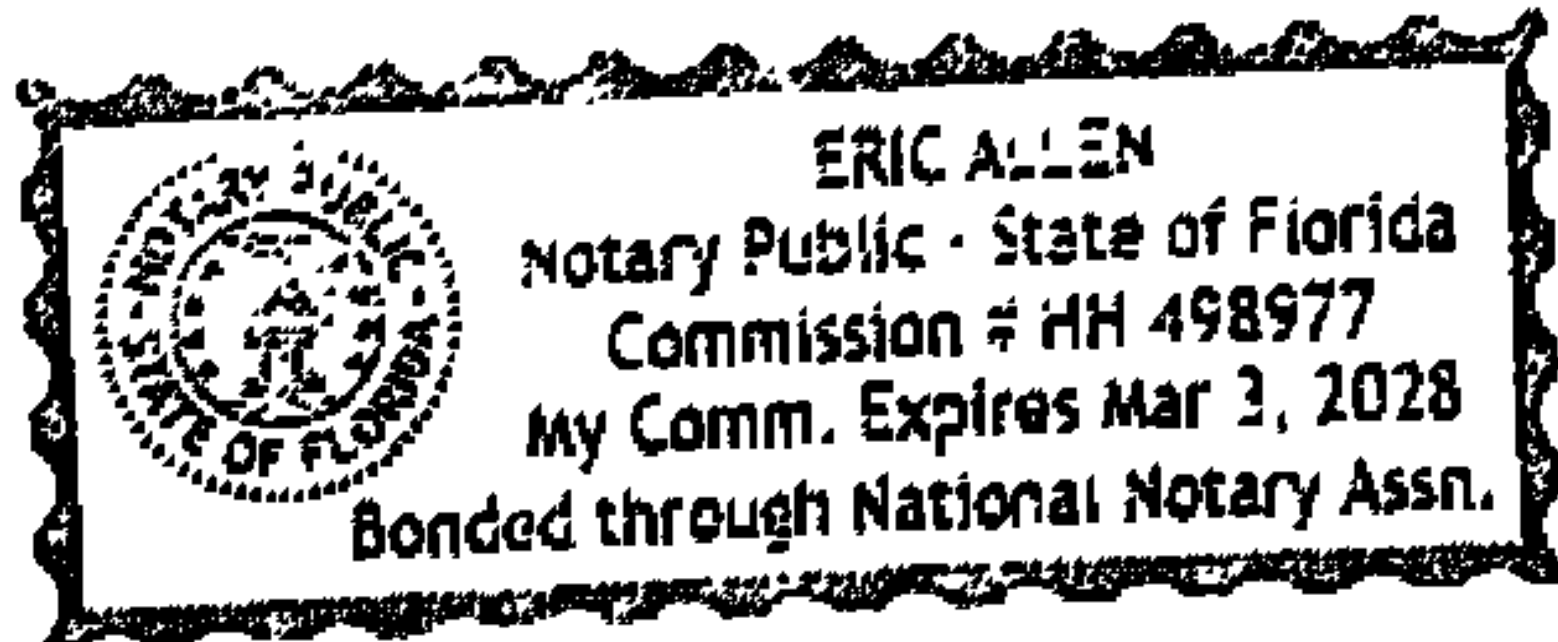
Jennifer Horne

State of Florida

County of MANATEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18 day of May, 2026 by Neal Horne and Jennifer Horne who  are personally known or  have produced drivers' licenses as identification.

[Seal]



[Signature]

Notary Public

Print Name: ERIC ALLEN

My Commission Expires: 3/3/28