

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068435 3 PG(S)

5/20/2026 3:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3496839

Prepared by and when recorded return to:

Madeline Ross Mojica, Esq.
Ross & Mojica Law Group
871 Venetia Bay Blvd., Ste. 300B
Venice, Florida 34285

Property Appraiser's Parcel ID No.
0140090032

Stamp tax: \$0.70

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS INDENTURE made on May 19, 2026, between JAMES RICHARD BUDD a/k/a JAMES R. BUDD and LAVONNE SHIRLEY BUDD a/k/a LAVONNE S. BUDD, husband and wife, whose post office address is 826 Oak Pond Drive, Osprey, FL 34229, hereinafter called the Grantors, to JAMES RICHARD BUDD a/k/a JAMES R. BUDD and LAVONNE SHIRLEY BUDD a/k/a LAVONNE S. BUDD, whose post office address is 826 Oak Pond Drive, Osprey, FL 34229, for a life estate, without any liability for waste, with full power and authority in said life tenants to sell, convey, to change the remaindermen, mortgage, lease and otherwise manage and dispose of the property described below in fee simple, with or without consideration, without joinder of the remaindermen, and to retain absolutely any and all proceeds derived therefrom, and the remainder to the Trustee of THE JAMES R. BUDD AND LAVONNE S. BUDD LIVING TRUST, DATED MAY 19, 2026, and any amendments thereto, whose current post office address is 826 Oak Pond Drive, Osprey, FL 34229, as Grantees.

(Wherever 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 Grantors, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to said Grantors in hand paid by the Grantees, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land situated in SARASOTA County, Florida, to wit:

Lot 2136, of Bay Oaks Estates, Unit 1, according to the Plat thereof, as recorded in Plat Book 36, at Page(s) 47 through 47G, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easement of record, zoning, applicable governmental regulations, and subject to taxes for 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 GRANTORS hereby fully warrant the title to this land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

THIS IS THE HOMESTEAD OF THE GRANTORS

NOTE TO PROPERTY APPRAISER: The Grantors confirm that they have retained not less than a beneficial interest for life and are entitled to a homestead tax exemption.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION GIVEN TO THE PREPARER BY THE GRANTORS HERETO AND THE PREPARER DOES NOT GUARANTEE THE MARKETABILITY OF THE TITLE OR ACCURACY OF DESCRIPTION AS THE PREPARER DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

Executed on May 19, 2026.

Property Address:
826 Oak Pond Drive
Osprey, FL 34229

James R. Budd
JAMES R. BUDD, Grantor
826 Oak Pond Drive, Osprey, FL 34229

Lavonne S. Budd
LAVONNE S. BUDD, Grantor
826 Oak Pond Drive, Osprey, FL 34229

Signed, sealed, and delivered in the presence of:

[Signature]
Witness Signature

[Signature]
Witness Signature

James R. Budd
Witness Printed Name

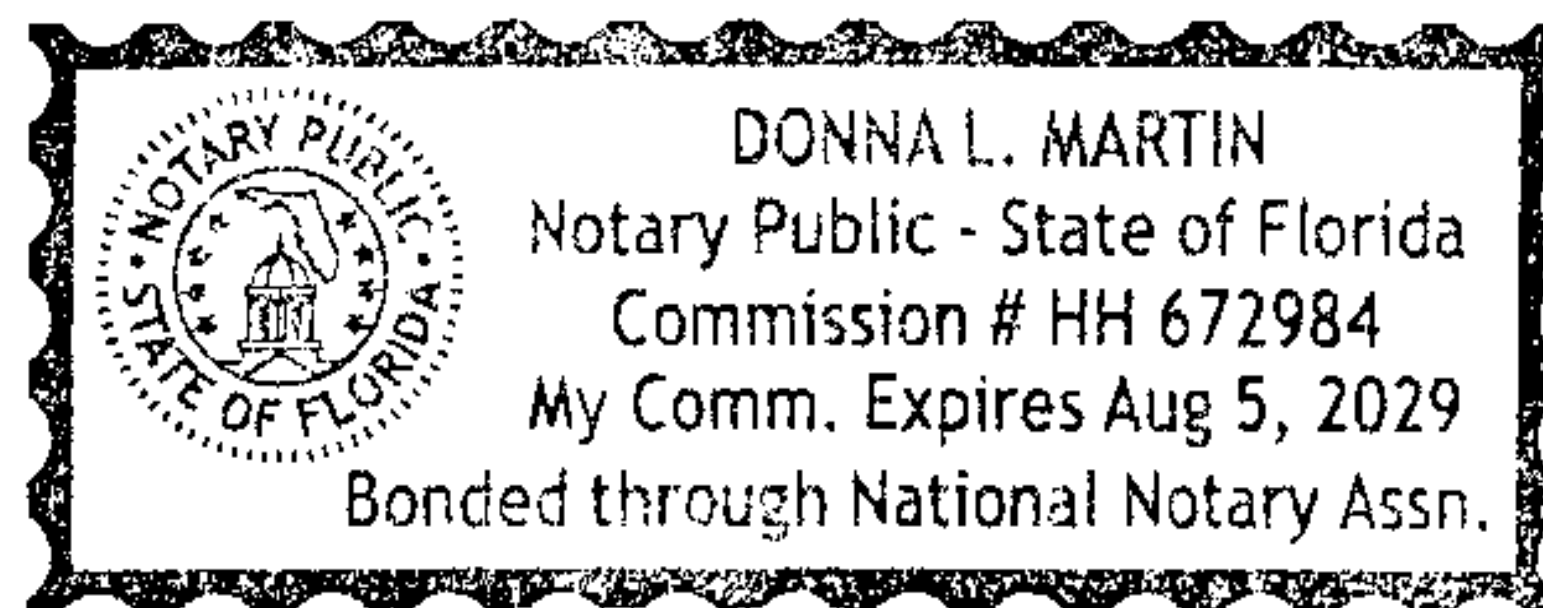
Annette 28 Ross
Witness Printed Name


871 Venetia Bay Blvd., Suite 300B • Venice, FL 34285
Address

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Address

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on May 19th, 2026, by JAMES RICHARD BUDD a/k/a JAMES R. BUDD, who is personally known to me or has produced FL Driver License as identification, and by means of physical presence or online notarization, by LAVONNE SHIRLEY BUDD a/k/a LAVONNE S. BUDD, who is personally known to me or has produced FL Driver License identification.




Notary Public

(seal)