

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068727 1 PG(S)

Prepared by/ Return to:
Heather Parker
Magnolia Title Company
5310 4th Avenue Circle East, Bradenton, FL 34208
60200991

5/21/2026 11:51 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497116

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

Property Appraisers Parcel I.D. (Folio) Number(s): 0025080071

Doc Stamp-Deed: \$1,190.00

WARRANTY DEED

This Warranty Deed Made the 15 day of May, 2026, by Richard Jay Selfridge, Jr and Mary Gayle Selfridge, husband and wife individually and as as Trustee of The Richard J. Selfridge, Jr. Living Trust dated February 8, 2013, as to an undivided one-half (1/2) interest and Mary Gayle Selfridge and Richard Jay Selfridge, Jr, wife and husband, individually and as Trustee of The Mary Gayle Selfridge Living Trust dated February 8, 2013, as to an undivided one-half (1/2) interest, hereinafter called the grantor, whose post office address is: 445 North Park Boulevard, Unit 4G, Glen Ellyn, IL 60137 to Richard Alan Cox and Sally Jo Cox, husband and wife, as tenants by the entirety, whose post office address is: 5136 Hidden Springs Avenue, Sarasota, FL 34234, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$170,000.00 (ONE HUNDRED SEVENTY THOUSAND AND 00/100) and other valuable considerations, 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, viz:

Lot 831, TRI PAR ESTATES, NINTH UNIT, as per plat thereof recorded in Plat Book 22, Pages 20, 20A and 20B, of the Public Records of Sarasota County, Florida.

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 taxes accruing subsequent to December 31, 2025, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness 1 Signature: [Signature] The Richard J. Selfridge, Jr. Living Trust dated February 8, 2013
Printed Name: Micaela Baptista
Post Office Address: 1710 Starling Rd Sarasota FL 34231
By: [Signature] Richard J. Selfridge, Jr. Trustee
Witness 2 Signature: [Signature] The Mary Gayle Selfridge Living Trust dated February 8, 2013
Printed Name: Micaela Baptista
Post Office Address: 1710 Starling Rd Sarasota FL 34231
By: [Signature] Mary Gayle Selfridge Trustee

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of May, 2026 by Richard Jay Selfridge, Jr and Mary Gayle Selfridge, husband and wife individually and as as Trustee of The Richard J. Selfridge, Jr. Living Trust dated February 8, 2013, and Mary Gayle Selfridge and Richard Jay Selfridge, Jr, wife and husband, individually and as Trustee of The Mary Gayle Selfridge Living Trust dated February 8, 2013, who has/have produced FLDL as identification.

[Signature] My Commission Expires: 7/23/27
Notary Public Signature (SEAL)
Printed Name: Micaela Baptista
 Online Notary (Check Box if acknowledgment done by Online Notarization)

