

Consideration: \$ 502,500.00

5/26/2026 4:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498800

Doc Stamp-Deed: \$3,517.50

Prepared by and return to:

Jacob Van Duren, Esq.
Van Duren Law, PLLC
871 Venetia Bay Blvd
Suite 239
Venice, FL 34285

File No VL-26-61

Parcel Identification No 0373020200

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WARRANTY DEED

This indenture made the 22nd day of May, 2026 by and between KIMBERLY T. REUTER, A SINGLE WOMAN, . whose post office address is 4943 Oldham Street, Sarasota, FL 34238 AND CHERYL D. SPADAFORA, A MARRIED WOMAN, whose post office address is 46363 Pinehurst Drive, Northville, MI 48168, (hereinafter "Grantor"), and ANTHONY CAMPBELL AND CHELSEA CAMPBELL, HUSBAND AND WIFE, AND RICHARD CAMPBELL, A MARRIED MAN, AS TENANTS IN COMMON whose post office address is 441 Montelluna Drive, Venice, FL 34275, (hereinafter "Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 20, VENETIAN GOLF & RIVER CLUB, PHASE 2A, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 25 AND 25A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The property conveyed by this document is not the homestead of Cheryl D. Spadafora, Cheryl D. Spadafora's spouse, or any minor children, if applicable, nor is it located next to or adjoining such homestead.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1:
SIGNATURE: [Signature]
PRINT NAME: Ann Johnson
WITNESS 1 ADDRESS: 206 Harbor Dr.
Venice, FL 34285

[Signature]
Kimberly T. Reuter

WITNESS 2:
SIGNATURE: [Signature]
PRINT NAME: Jacob VanDuren
WITNESS 2 ADDRESS: 871 VENETIA BAY
BLVD #239 VENICE FL 34205

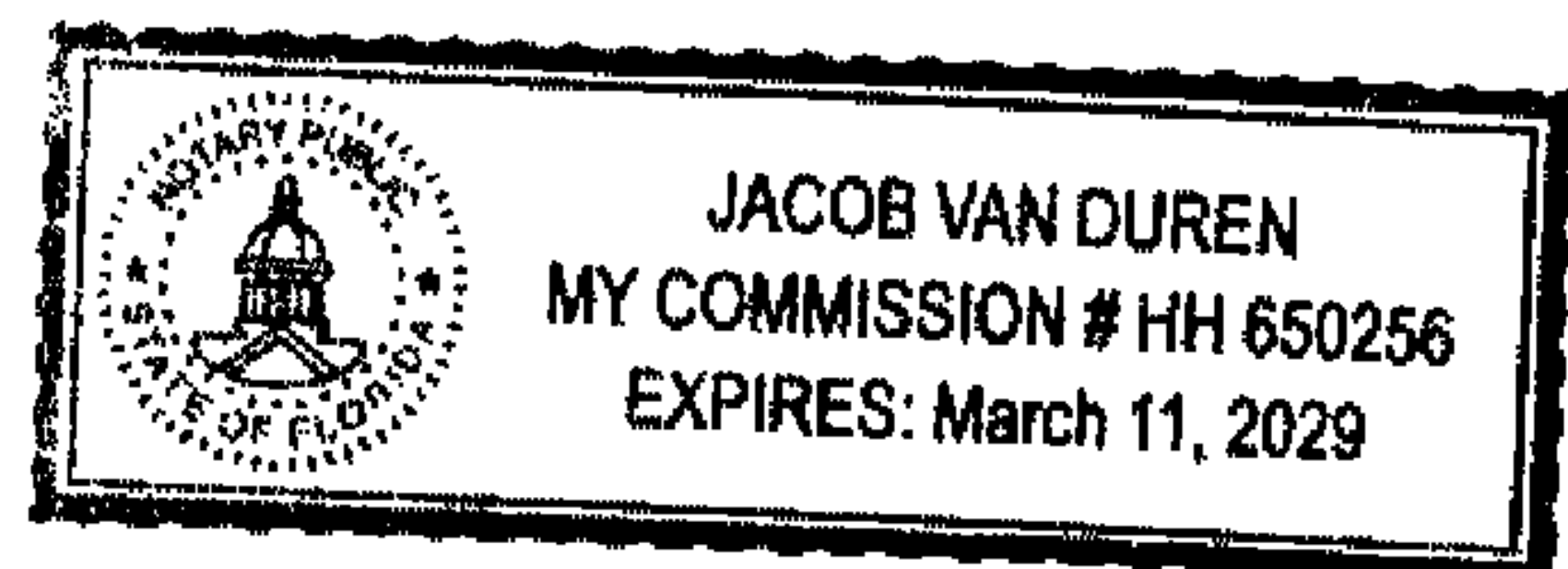
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 15 day of May, 2026, by Kimberly T Reuter () who is/are personally known to me or (x) who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

(Affix Notary Seal)

Print, Type/Stamp Name of Notary



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1:
SIGNATURE: [Signature]
PRINT NAME: Leslie Stone
WITNESS 1 ADDRESS: 44488 White Pine Circle East, Northville MI 48168

[Signature]
Cheryl D. Spadafora

WITNESS 2:
SIGNATURE: [Signature]
PRINT NAME: Kyle Storer
WITNESS 2 ADDRESS: 44488 White Pine Circle East

STATE OF MICHIGAN
COUNTY OF Wayne

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of May, 2026, by Cheryl D Spadafora who is/are personally known to me or who has/have produced Drivers License as identification.

[Signature]
Signature of Notary Public
Avery Duco
Print, Type/Stamp Name of Notary

(Affix Notary Seal)

