

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074446 2 PG(S)

6/2/2026 12:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501864

CONSIDERATION: \$1,370,000.00

DOC TAX: \$9,590.00

RECORD: \$18⁵⁰

PARCEL ID NO.: 0231-16-0470

Doc Stamp-Deed: \$9,590.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Peter T. Currin, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 1st day of June 2026, by and between GRAEME T. HENNESSEY and JENNIFER L. HENNESSEY, husband and wife, hereinafter referred to as Grantor, whose post office address is 7 Flores Drive, Palmetto, Florida 34221, and DAVID A. GILPATRICK and AMY J. GILPATRICK, husband and wife, hereinafter referred to as Grantee, whose post office address is 341 Ivy Drive, Gibsonia, Pennsylvania 15044.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 470, ARTISTRY, PHASE 3B, according to the map or plat thereof as recorded in Plat Book 57, Page 242, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

P.T.C.
Witness Name: PETER T. CURRIN

Witness Address: 50 Central Av.
8th Floor Sarasota FL 34236

Jennifer Borden
Witness Name: Jennifer Borden
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

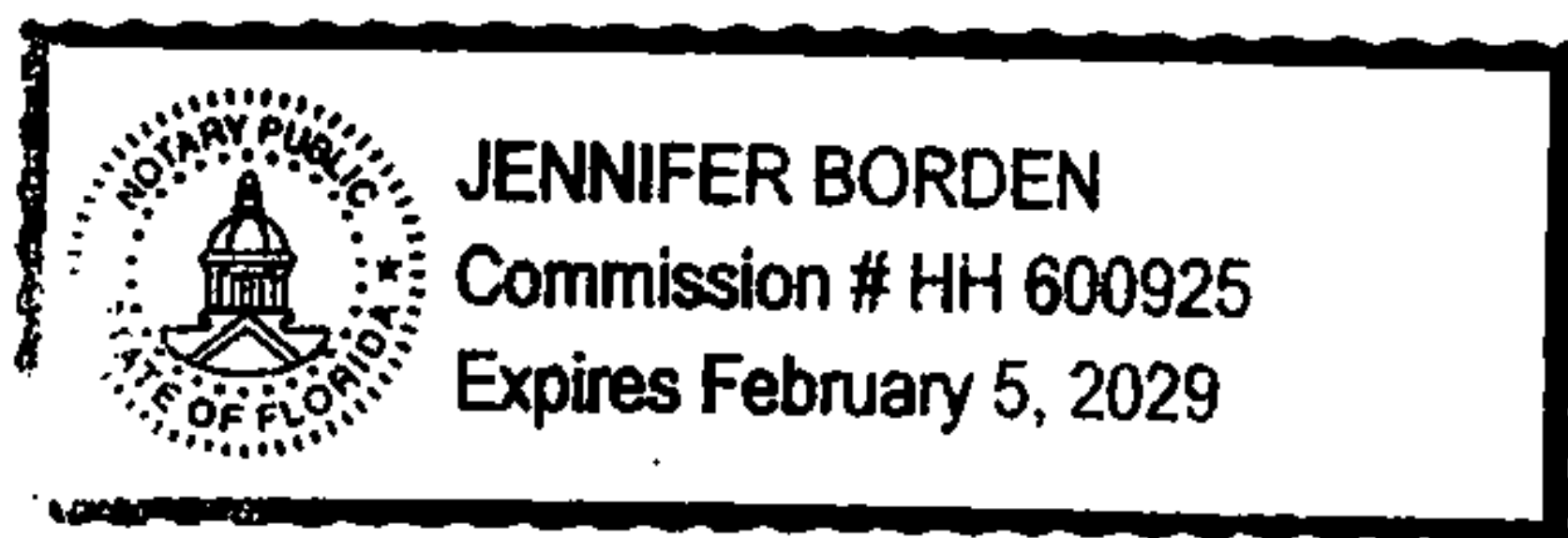
Graeme T. Hennessey
GRAEME T. HENNESSEY

Jennifer L. Hennessey
JENNIFER L. HENNESSEY

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27th day of May 2026 by GRAEME T. HENNESSEY and JENNIFER L. HENNESSEY, who are personally known to me or have produced FL Dr. Lic as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)



Jennifer Borden
Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.