

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074678 2 PG(S)**

6/2/2026 2:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502030

Prepared by and Return to:
Michelle Manning
Clever Title Florida
1990 Main Street
Ste # 750
Sarasota, FL 34236

Doc Stamp-Deed: \$4,340.00

File Number: FL-26-1053

Parcel ID: 0780-02-4920

WARRANTY DEED

THIS INDENTURE, Made this 29th day of May, 2026, by and between **Bengt Fredrik Andersson and Carolina Marin Bermudez, N/K/A Carolina Andersson, husband and wife**, whose mailing address is **14154 86th Road North, Loxahatchee, FL 33470**, hereinafter referred to as "Grantor", and **Richard A. Hunt and Janelle Colette Hunt, husband and wife**, as joint tenants, whose mailing address is **3 Davis road, Ellington, CT 06029**, hereinafter referred to as "Grantee",

WITNESSETH, That Grantor, for and in the consideration of the sum of SIX HUNDRED TWENTY THOUSAND AND 00/100 Dollars, **(\$620,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell unto Grantee, the Grantee's heirs, successor and assigns forever, all the right, title, interest, claim and demand that Grantor has in and to the following described real property located and situate in the County of Sarasota, Florida, to-wit:

Lot 492 of GRAN PARADISO PHASE 2-C, according to the Plat thereof as recorded in Plat Book 48, Page(s) 47, of the Public Records of SARASOTA County, Florida.

CONVEYANCE is herein made subject to all easements, and building or use restrictions of record, including but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the Grantor, of in and to the same.

TO HAVE AND TO HOLD, the same in fee simple unto Grantee, Grantee's heirs and assigns, to their proper use, benefit and behalf forever.

GRANTOR further hereby warrants with the Grantee that the Grantor is lawfully seized of said land, and hereby warrants the title of said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the date of transfer.

(THIS SECTION INTENTIONALLY LEFT BLANK)

WARRANTY DEED

IN WITNESS WHEREOF, Grantor has hereunto set his/her/their hand and seal the day and year first above written.

Bengt Fredrik Andersson
Bengt Fredrik Andersson

Carolina Marin Bermudez N/K/A Carolina Andersson
Carolina Marin Bermudez, N/K/A Carolina Andersson

Deborah Miller
Witness Signature

2908 Leggia Ct., Venice, FL 34293
Witness Address

Deborah Miller
Print Witness Name

Patricia Larsen
Witness Signature

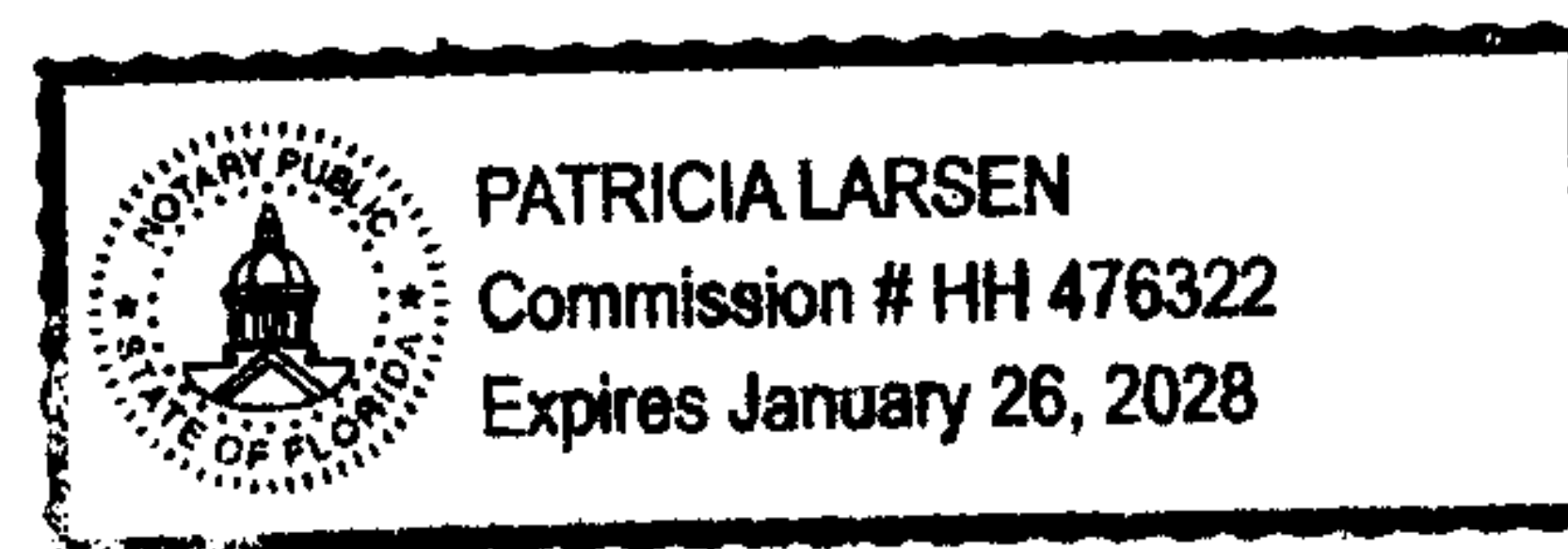
3233 TOLSON RD.
NORTH PORT, FL. 34286
Witness Address

PATRICIA LARSEN
Print Witness Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of MAY, 2026, by Bengt Fredrik Andersson and Carolina Marin Bermudez, N/K/A Carolina Andersson, ☐ who is/are personally known to me or ☒ who has/have produced Dev. Lic as identification.

Patricia Larsen
Signature of Notary Public



PATRICIA LARSEN
Print, Type/Stamp Name of Notary Exp. 1-26-2028