

Prepared by and return to:
Roseanne Cohen
Legacy Settlement Services, LLC
1549 Ringling Boulevard
Suite 510
Sarasota, FL 34236

6/3/2026 3:35 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3502795

Doc Stamp-Deed: \$4,515.00

File No 2026-1026-FLMM

Parcel Identification No 0780024270

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 01 day of June, 2026 between **Wade Allen Hornbeek and Lisa Hornbeek, husband and wife**, whose post office address is 11555 Bunker Hill Court, Independence, KY 41051, of the County of Kenton, Kentucky, Grantors, to **David Selden and Caitlin Danielle Selden, husband and wife, as tenants by the entirety**, whose post office address is 20233 Cristoforo Place, Venice, FL 34293, of the County of Sarasota, Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

LOT 427, GRAN PARADISO, PHASE 2-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 45, 45-A THROUGH 45-C, INCLUSIVE, 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Wade Allen Hornbeek

Wade Allen Hornbeek

Lisa Hornbeek

Lisa Hornbeek

Gina Skouse

WITNESS

PRINT NAME: Gina Skouse

Edith Smith

WITNESS

PRINT NAME: Edith Smith

5106 Madison PK
Independence, Ky 41051

WITNESS 1 ADDRESS

11551 Bunker Hill Ct
Independence, Ky 41051

WITNESS 2 ADDRESS

STATE OF KENTUCKY

COUNTY OF KENTON, to wit:

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June, 2026, by Wade Allen Hornbeek, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

Gina Skouse

Signature of Notary Public

Gina Skouse

Print, Type/Stamp Name of Notary

