

Consideration: \$1,700,000.00
Recording Fees: \$18.50 ✓
Documentary Stamps: \$11,900.00 /

Prepared by and Return To:



DUNLAP | MORAN
ATTORNEYS AT LAW

✓ Fed of
Ryan Featherstone, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No.: 25378-1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077438 2 PG(S)
June 08, 2026 02:00:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$11,900.00



WARRANTY DEED

This Warranty Deed is made by **Amy L. Mathey, an unremarried widow**, hereinafter referred to as "Grantor," to **Gregory A. Rodgers and Cheri D. Rossi, husband and wife**, whose address is: **3224 Founders Club Dr., Sarasota, FL 34240**, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

LOT T-16 OF FOUNDERS CLUB, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 30, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above described property is: **0222030106**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 5th day of June, 2026.

GRANTOR:

[Signature]
Witness 1 Signature

Witness 1 Printed Name:
Tricia Pudd

Witness 1 Address:
3308 Founders Club Dr.
Sarasota, FL 34240

[Signature]
Witness 2 Signature
Witness 2 Printed Name:
Ryan A. Featherstone

Witness 2 Address:
P.O. BOX 3948
SARASOTA, FL 34230-3948

[Signature]
Amy L. Mathey
296 Maravia Blvd.
Nokomis, FL 34275

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization on June 5, 2026, by Amy L. Mathey.

Personally known
or Produced Identification
Type of Identification Produced FLDL

[Signature]
Notary Public
Print Name: Ryan A. Featherstone
My Commission Expires:

