

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078769 3 PG(S)**

6/10/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505496

PREPARED BY AND RETURN TO:
Verus Title, Inc.-Amanda Greene
8586 Potter Park Dr #103
Sarasota FL 34238
File No. 22075-401-FL-AG

Doc Stamp-Deed: \$2,800.00

WARRANTY DEED

THIS DEED made and entered into on this 10th day of June, 2026, by and between **Julia Blackwelder, a single woman**, residing at 5809 Long Shore Loop, Sarasota, FL 34238 hereinafter referred to as Grantor(s) and **Liza Knipe, a single woman**, residing at 5009 Sturbridge Court, Sarasota, FL 34238 hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Sarasota County, Florida:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 5009 Sturbridge Court, Sarasota, FL 34238

Prior instrument reference: Instrument No. 2006103209 Recorded June 5, 2006

This conveyance is subject to easement, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have herunto set his/her/their hand(s) and seal(s) on the 8th day of June, 2026.

[Signature]
Julia Blackwelder

Signed, sealed and delivered in our presence:
Witnesses:

[Signature]
Signature
Print Name: Amanda Greene
Address: 8586 Potter Park Dr #103 Sarasota FL 34238

[Signature]
Signature
Print Name: Jennifer Kay Marlow
Address: 8586 Potter Park Blvd Sarasota FL

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of June, 2026, by Julia Blackwelder, who ☐ is personally known or ☒ has produced drivers license as identification.

[Seal]

[Signature]
NOTARY PUBLIC
PRINT NAME: _____
MY COMMISSION EXPIRES: _____



AMANDA GREENE
Commission # HH 518727
Expires August 20, 2028

EXHIBIT A
LEGAL DESCRIPTION

All that certain land situate in Sarasota County, Florida, viz:

LOT 59, WELLINGTON CHASE, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, 22, 22A-22D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID: 0098010004

Property commonly known as: 5009 Sturbridge Court, Sarasota, FL 34238