

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084275 2 PG(S)**

6/19/2026 4:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510173

Doc Stamp-Deed: \$2,730.00

Prepared by and return to:

Hayley Baldinelli

Premier Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 212-1820

File No 2026-6672

Purchase Price: \$390,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$2,730.00

Parcel Identification No.: 0473090035

WARRANTY DEED

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

THIS INDENTURE made this **17th day of June, 2026**, between **Scott Randall Bosch, an unmarried man**, whose post office address is **10104 Kingsbridge Avenue, Tampa, FL 33626**, Grantor, to **Sarah Rose Smith, as Trustee of The Sarah Rose Smith Living Trust U/A dated February 2, 2026, as amended**, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended), whose post office address is **18504 Missouri 19, Steelville, MO 65565**, Grantee:

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

LOT 17 AND 18, BLOCK "A", SUBDIVISION OF LOT 7, BLOCK "J", MANASOTA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK "A", PAGE 70, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Kayle Hall

Printed Name: Kayle Hall

P.O. Address: _____

13939 Lakeshore Blvd Ste 101 Hudson FL 34667

Scott Randall Bosch

Scott Randall Bosch

WITNESSES #2:

Megan Louise Lewis

Printed Name: Megan Louise Lewis

P.O. Address: _____

13939 Lakeshore Blvd Ste 101 Hudson FL 34667

STATE OF FLORIDA

COUNTY OF Pasco

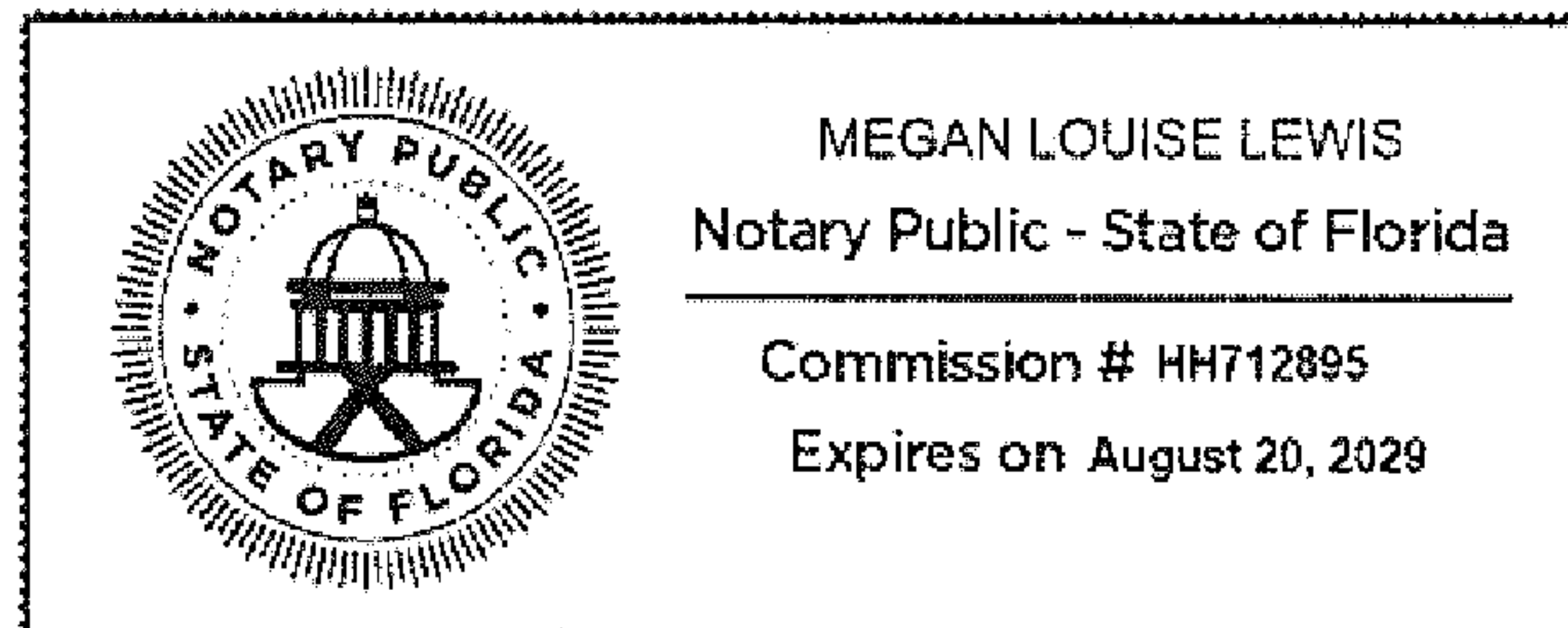
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 16th day of June, 2026, by Scott Randall Bosch, ☐ who is/are personally known to me or ☒ who has/have produced _____ FL DL _____ as identification.

Megan Louise Lewis

Signature of Notary Public

Megan Louise Lewis

Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.