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Prepared by and return to:

Melissa Williams
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110 Wildwood Road
DeLand, FL 32720
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File No 26-2037

6/26/2026 12:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512891

Doc Stamp-Deed: \$2,030.00

Parcel Identification No 0485-05-0056

(Space Above This Line for Data)

WARRANTY DEED

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

This indenture made the **24th day of June, 2026** between **Eli Tvilde, Halle Gjerstad, Ranveig Gjerstad Rekve aka Ranveig Gjerstad, and Martin Tvilde**, whose post office address is **Ringheimsvegen, 28A, Voss 5704, Norway**, Grantors, to **William J. Bly, a single man**, whose post office address is **1455 Overbrook Rd, Englewood, FL 34223**, Grantee:

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 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: 1455 Overbrook Rd, Englewood, FL, 34223

Lot 223, Overbrook Gardens, Section 2, according to the Plat thereof, recorded in Plat Book 9, Page(s) 53 and 53A, of the Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Signature Page to Follow

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:

Eli Tvilde

Eli Tvilde

Halle Gjerstad by Eli Tvilde Attorney-In-Fact

Halle Gjerstad by Eli Tvilde, Attorney-In-Fact

Ranveig Gjerstad Rekve by Eli Tvilde Attorney-In-Fact

Ranveig Gjerstad Rekve by Eli Tvilde, Attorney-In-Fact

Martin Tvilde by Eli Tvilde Attorney-In-Fact

Martin Tvilde by Eli Tvilde, Attorney-In-Fact

1st Witness Signature: *Uno Sorlie*

Witness Address: _____

Witness Print: Uno Sorlie

12712 Lake Dora Cir. Tavares, FL 32778

2nd Witness Signature: *Victoria Miller Garriss*

Witness Address: _____

Witness Print: Victoria Miller Garriss

1201 Pine Ave. Hopewell VA 23860

STATE OF Virginia

~~XXXXXXXX~~ City of Hopewell

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 22 day of June, 2026, by Eli Tvilde, Eli Tvilde, as Attorney-In-Fact for Halle Gjerstad, Eli Tvilde, as Attorney-In-Fact for Ranveig Gjerstad Rekve and Eli Tvilde, as Attorney-In-Fact for Martin Tvilde, () who is/are personally known to me or (✓) who has/have produced Passport as identification.

Victoria Miller Garriss
Signature of Notary Public

Victoria Miller Garriss

Print, Type/Stamp Name of Notary

VICTORIA MILLER GARRIS
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7836123
My Commission Expires Feb 28, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.