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6/26/2026 12:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512914



Doc Stamp-Deed: \$4,025.00

Prepared by and Return to:
Jennifer Moore , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 267065-91

WARRANTY DEED

This indenture made on **June 26, 2026** by **Susan D. Shea, an unremarried widow**, whose address is: 2100 Twin Church Road APT 1101, Florence, SC 29501 hereinafter called the "grantor", to **David M. Heidemann and Jennifer Lee Heidemann, Trustees of The David and Jennifer Heidemann Declaration of Trust dated June 24, 2015; as amended May 19, 2025**, whose address is: 622 Paget Court, Venice, FL 34293, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, **Florida**, to-wit:

Lot 17, THE PLANTATION UNIT ONE, according to the Plat thereof, recorded in Plat Book 28, Page(s) 4, 4A through 4E, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0443040021**

The Grantee is vested with full rights of ownership over the above described real property and Trustee is specifically granted and given all powers and authority to exercise any and all powers authorized by the provisions of Chapter 689.073 Florida Statutes.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Susan D. Shea
Susan D. Shea

Signed, sealed and delivered in our presence:

Tiana Cobb
1st Witness Signature

Print Name: Tiana Cobb

Address: 402 E Glendale Dr
Florence SC 29506

State of South Carolina

County of Florence

Elizabeth A. George
2nd Witness Signature

Print Name: Elizabeth A. George

Address: 404 E. Glendale Dr
Florence SC 29506

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online
notarization on June 19, 2026, by **Susan D. Shea**, who (☐) is/are personally known to me
or who (☒) produced a valid Drivers License as identification.

Elizabeth A. George
Notary Public Signature
Printed Name: Elizabeth A. George
My Commission Expires: 11.9.2030

(NOTARY SEAL)

