

7/1/2026 3:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3514884

Doc Stamp-Deed: \$1,260.00



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.: 267536-91

WARRANTY DEED

This indenture made on **July 01, 2026** by **Joan H. Johnson, individually and as Trustee of the Joan H. Johnson Family Trust dated January 21, 1998, as amended, by First Amendment dated October 29, 2001 and Second Amendment dated November 30, 2006 and further amended by the Third Amendment dated January 23, 2013**, whose address is: 3730 Cadbury Cir #716, Venice, FL 34293 hereinafter called the "grantor", to **Sandra Barnett, a single woman**, whose address is: 575 Main St #N1411, New York, NY 10044, 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:

Condominium Unit 249, Building 12, MISSION LAKES OF VENICE, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1498, Page 783, as amended from time to time, and Condominium Book 18, Page 24, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0428091125

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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.

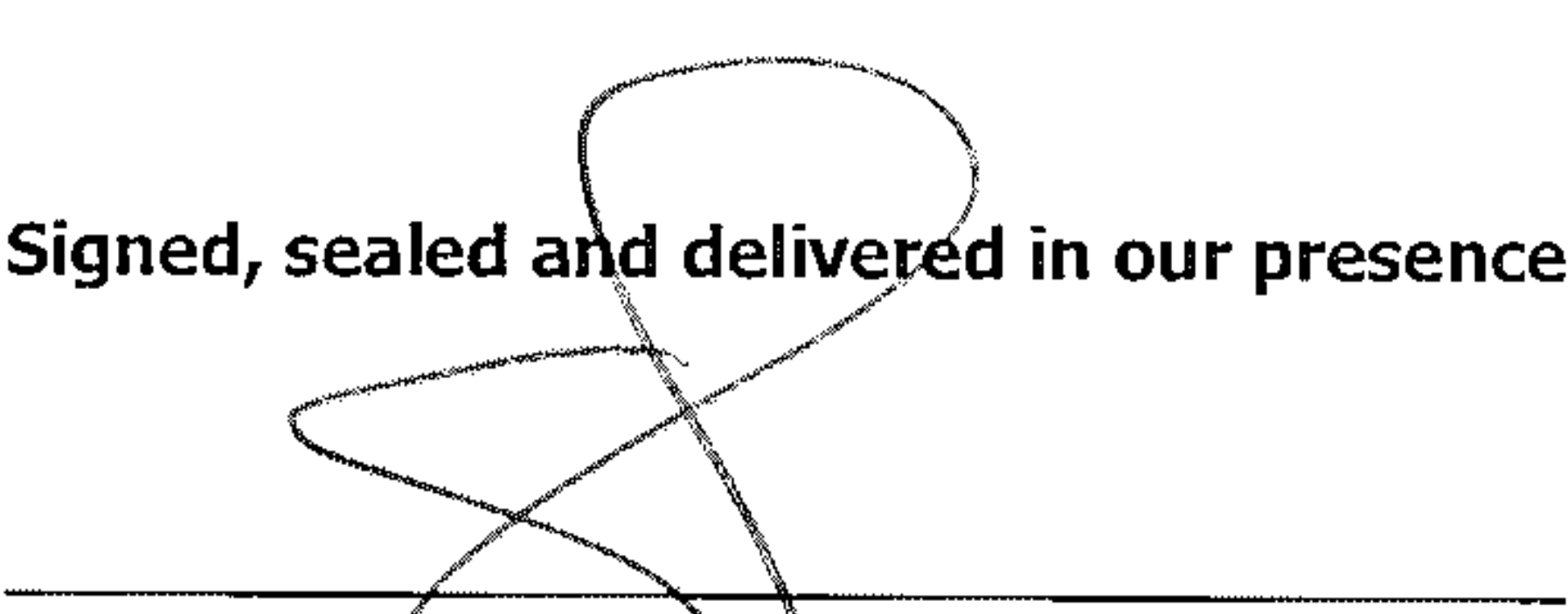
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

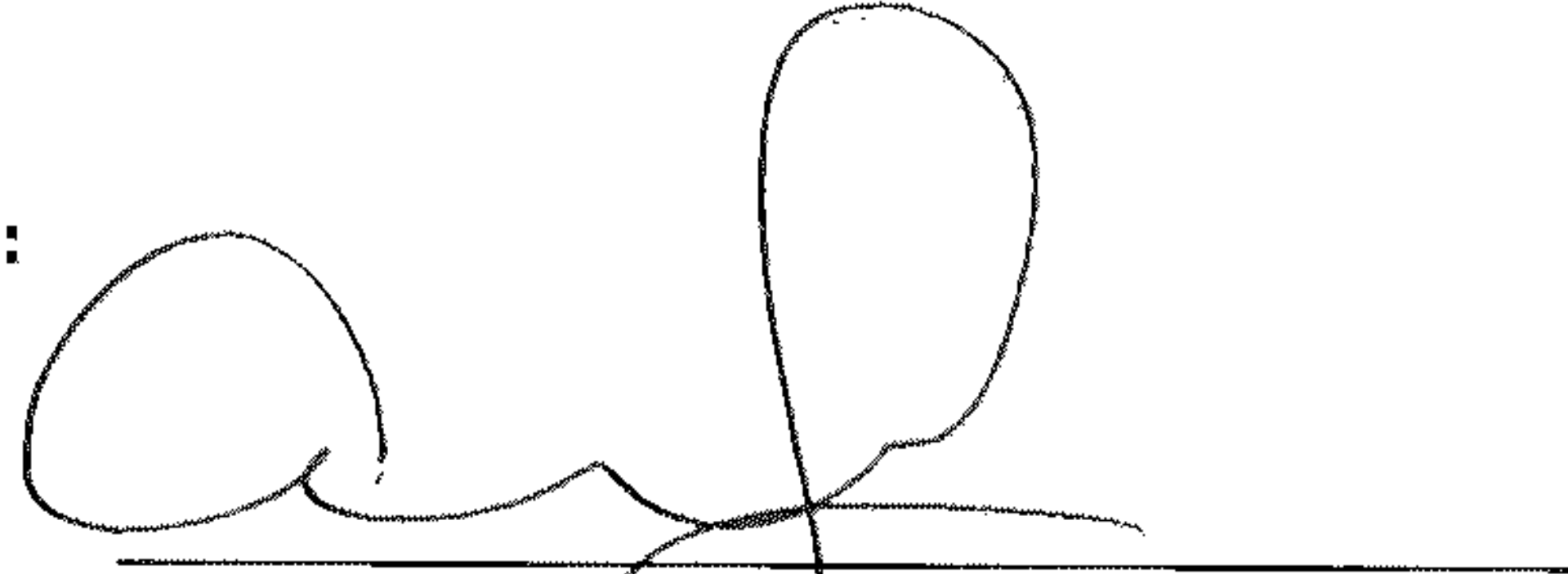
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.



By **Joan H. Johnson**, individually and as Trustee of the **Joan H. Johnson Family Trust** dated **January 21, 1998**, as amended, by **First Amendment** dated **October 29, 2001** and **Second Amendment** dated **November 30, 2006** and further amended by the **Third Amendment** dated **January 23, 2013**

Signed, sealed and delivered in our presence:

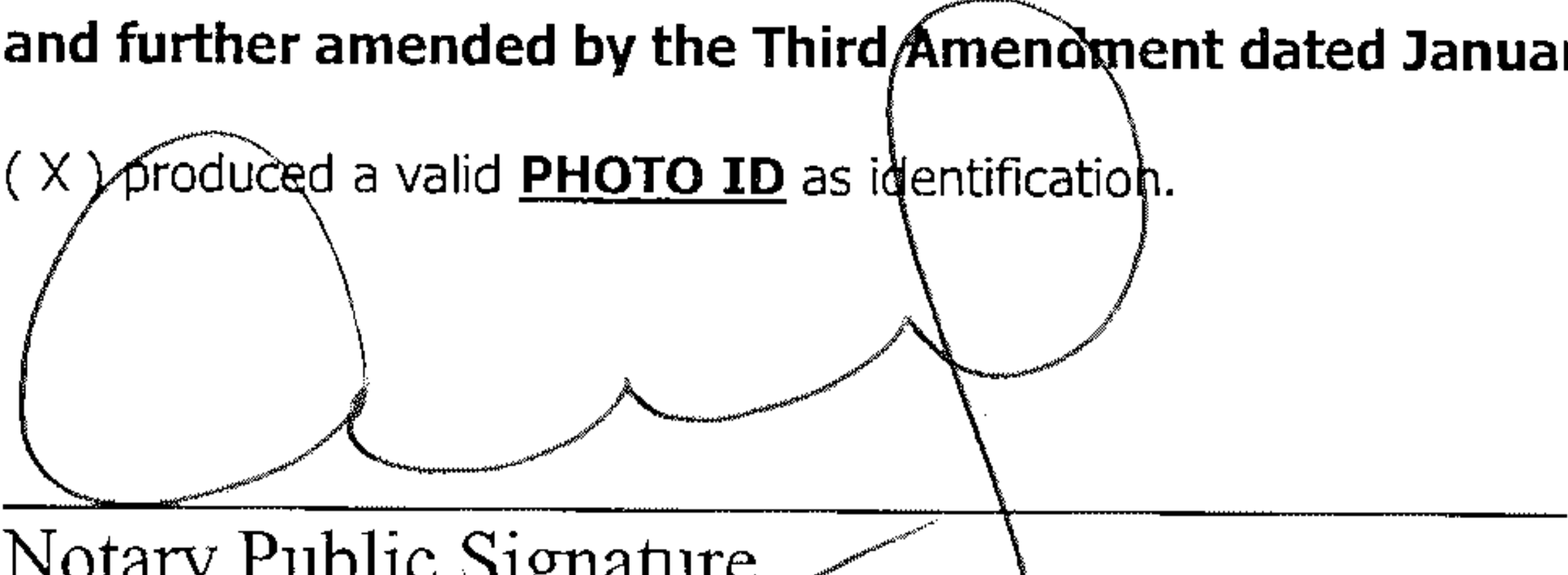

1st Witness Signature
Print Name: VICKIE KOZA
Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285


2nd Witness Signature
Print Name: Alicia Loupe
Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of FLORIDA

County of SARASOTA

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on **JULY 1, 2026**, by **Joan H. Johnson**, individually and as Trustee of the **Joan H. Johnson Family Trust** dated **January 21, 1998**, as amended, by **First Amendment** dated **October 29, 2001** and **Second Amendment** dated **November 30, 2006** and further amended by the **Third Amendment** dated **January 23, 2013**, who (☐) is/are personally known to me or who (☒) produced a valid **PHOTO ID** as identification.


Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

