

7/8/2026 2:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517201

Prepared by/ Return to:
Laurie Cooper
Magnolia Title Company
2075 Fruitville Road, Suite 100, Sarasota, FL 34237
60100235

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$3,745.00

Property Appraisers Parcel I.D. (Folio) Number(s): 0359060003

WARRANTY DEED

This Warranty Deed Made the 07th day of July, 2026, by Patricia A. Grant, a single woman, hereinafter called the grantor, whose post office address is: 304 Altamura Circle, Nokomis, FL 34275 to Bo Jian Robert Luo and Jui-Hsiang Fan, husband and wife, as tenants by the entirety, whose post office address is: 11920 Handrich Dr., San Diego, CA 92131, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$535,000.00 (FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100) 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, viz:

Lot 21, Block "F", CALUSA LAKES, UNIT 1, a Subdivision, according to the map or plat thereof, as recorded in Plat Book 35, Page(s) 7, 7-A through 7-I, of the Public Records of Sarasota County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2025, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness 1 Signature: Michelle Bouse Patricia A. Grant
Printed Name: Michelle Bouse
Post Office Address: 225 Altamura Circle
Venice, FL 34275

Witness 2 Signature: Beth McKinnon
Printed Name: Beth McKinnon
Post Office Address: 409 Baycrest Dr
Venice FL 34285

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 07th day of July, 2026 by Patricia A. Grant, a single woman, who has/have produced FL Drivers License as identification.

Beth McKinnon My Commission Expires: 11-15-2027
Notary Public Signature (SEAL)
Printed Name: Beth McKinnon
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

