

7/13/2026 12:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518901



Doc Stamp-Deed: \$1,183.00

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.: 267807-91

WARRANTY DEED

This indenture made on **July 13, 2026** by **John Radford, a single man**, whose address is: 205 E. Marengo St, St Michaels, MD 21663 hereinafter called the "grantor", to **Kellen M. Gullifor, Trustee and Kateri L. Gullifor, as Trustees of the Kellen and Kateri Gullifor Revocable Trust dated May 27, 2025**, whose address is: 2125 Matthew Avenue, Twin Lakes, WI 53181, 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 4, PAR FOUR, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1833, Page 2487, as amended from time to time, and as per Plat thereof recorded in Condominium Book 25, Page 20, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0402061004**

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.

Full power and authority is hereby granted to Trustee or her/his/their successors to protect, conserve, sell, lease, convey or otherwise encumber, to manage and dispose of the real estate or any part thereof. This deed is given and accepted in accordance with Section 689.073, Florida Statutes.

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.

John Radford

John Radford

Signed, sealed and delivered in our presence:

Chantel Winfree

1st Witness Signature

Linda Stark

2nd Witness Signature

Print Name: Chantel Winfree

Print Name: Linda Stark

Address: 3100 Gillespie St Houston TX 77020

Address: _____

101 Briny Ave., Pompano Beach, FL 33062

State of Florida

County of Broward

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (☒) online

notarization on July 10th, 2026, by **John Radford**, who () is/are personally known to me or

who (☒) produced a valid FL driver's license as identification.

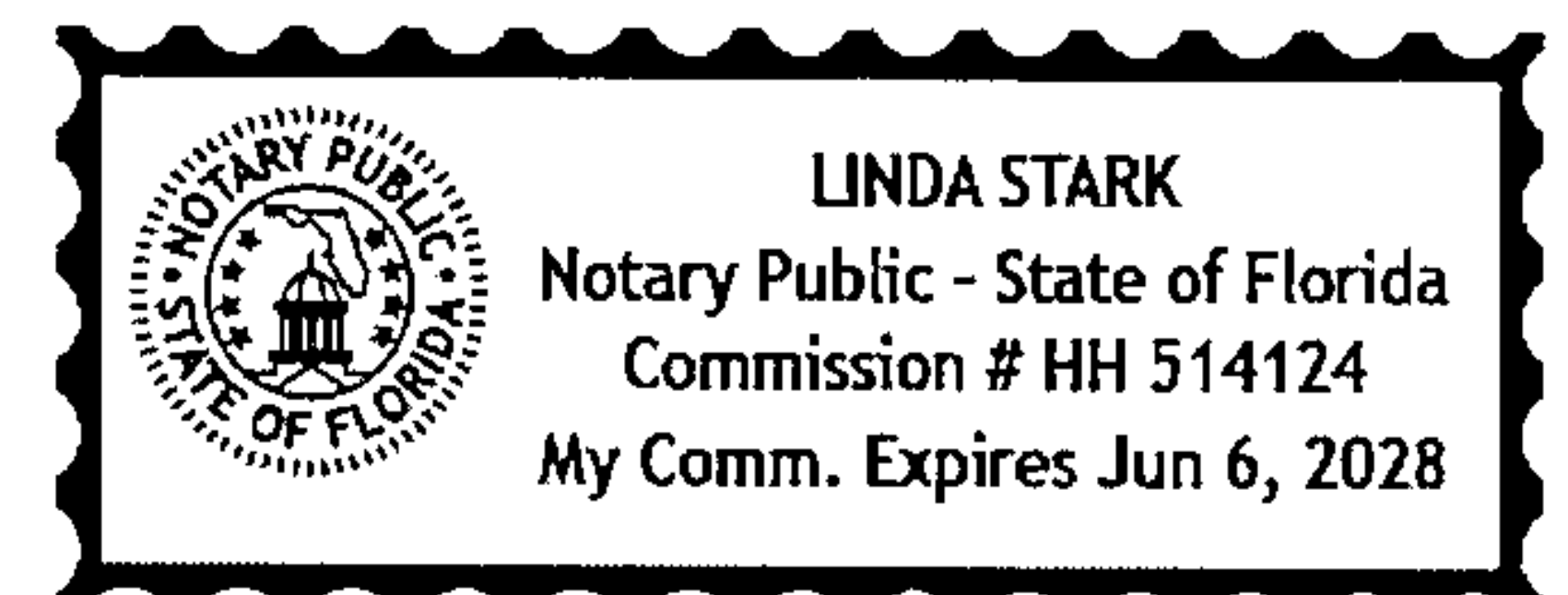
Linda Stark

Notary Public Signature

Printed Name: Linda Stark

My Commission Expires: 6/6/2028

(NOTARY SEAL)



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