

7/21/2026 3:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522591

Consideration: \$ 415,000.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

Doc Stamp-Deed: \$2,905.00

File No VL-26-125

Parcel Identification No 0388090015

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WARRANTY DEED

This indenture made the 20th day of July, 2026 by and between LUCILLE A. PETERSON, A SINGLE WOMAN, whose post office address is 135 Saltwater Landing Drive, Hampstead, NC 28443, (hereinafter "Grantor"), AND RALPH DEMARIO AND GRETCHEN DEMARIO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, whose post office address is 1437 Kilberry Way, Venice, FL 34292, (hereinafter "Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 County, Florida, to-wit:

LOT 8, WATERFORD TRACT "J", PHASE ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 49, 49-A AND 49-B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This deed is executed pursuant to, and in, accordance with that certain Power of Attorney dated October 25th, 2011 (the "POA"). The Grantor of the POA (a) is alive, and (b) has not revoked or otherwise amended the POA.

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

Signed, sealed and delivered in our presence:

WITNESS 1:

SIGNATURE: [Signature]
PRINT NAME: James Murphy
WITNESS 1 ADDRESS: 218 Greenfield
St., Apt 602, Wilmington, NC 28401

Lucille A Peterson by Brandon C Ashton, her Attorney-In-Fact

Lucille A. Peterson by Brandon C Ashton, her Attorney-In-Fact

WITNESS 2:

SIGNATURE: [Signature]
PRINT NAME: Jeffrey R Freer
WITNESS 2 ADDRESS: 15200 US Hwy 17
Unit B Hampstead NC 28413

STATE OF North Carolina
COUNTY OF Perdue

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 16th day of July, 2026, by Brandon C Ashton, as Attorney-In-Fact for Lucille A. Peterson, () who is/are personally known to me or (x) who has/have produced NC Drivers License as identification.

Theresa S Freer
Signature of Notary Public

(Affix Notary Seal)

Theresa S Freer
Print, Type/Stamp Name of Notary

