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INSTRUMENT # 2026099582 3 PG(S)

7/22/2026 12:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522851

Doc Stamp-Deed: \$2,100.00

Incident to the issuance of title insurance.

Prepared by and return to:

Terri Wesley

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750126-05305

Warranty Deed

This Warranty Deed, dated 7/22/26 by **Cynthia R. Edson and Robert E. Edson, Wife And Husband**, hereinafter called the Grantor, to **Francis W. Wey and Ruth Wey, Husband And Wife**, who has a mailing address of 4269 Lenox Blvd, Venice, FL 34293 hereinafter called the Grantee;

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 4281, of VENTURA VILLAGE, UNIT 3, according to the plat thereof, as recorded in Plat Book 47, at Page 29, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0470020058

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Cynthia R. Edson

Cynthia R. Edson
After Closing Address:
206 Maxcy's Mill Rd.
Windsor, ME 04363

Steven Fred Dukes

Witness: (Signature)

Steven Fred Dukes

Printed Name

7 Wagon Way

Address

Oley PA, 19547

City, State, Zip

Chris Allen Adams Jr.

Witness: (Signature)

Chris Allen Adams Jr.

Printed Name

PO BOX 7111

Address

Sebring, FL 33872

City, State, Zip

STATE OF: Florida

COUNTY OF: Charlotte

The foregoing instrument was acknowledged on 07/17/2026 by means of () physical presence or
(☒) online notarization **by:** Cynthia R. Edson
who is () personally known to me; or (X) produced a DRIVER LICENSE as identification.

Chris Allen Adams Jr.

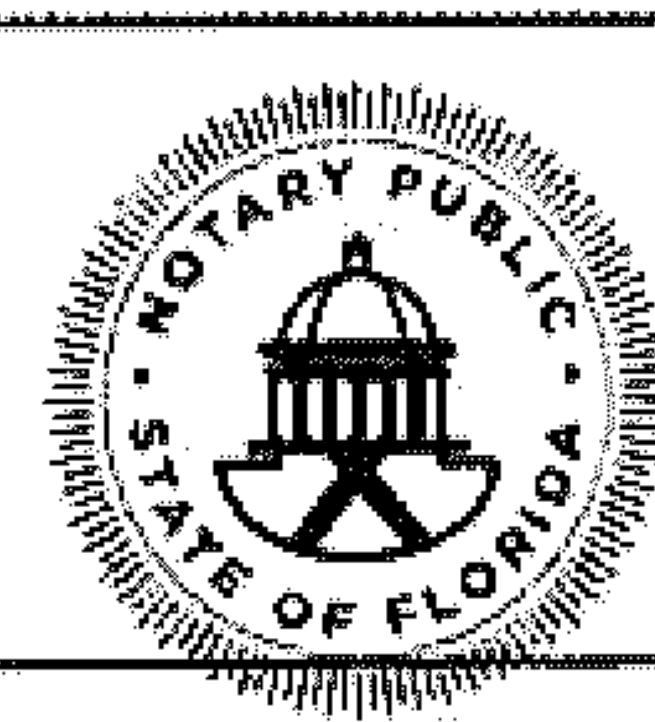
Notary Public (signature)

Print Name:

Chris Allen Adams Jr.

My Commission Expires:

06/16/2030 HH802627



Notarized remotely online using communication technology via Proof.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Robert E. Edson

Robert E. Edson
After Closing Address:
206 Maxcy's Mill Rd
Windsor ME 04363

Steven Fred Dukes

Witness: (Signature)

Steven Fred Dukes
Printed Name

7 Wagon Way
Address

Oley PA, 19547
City, State, Zip

Chris Allen Adams Jr.
Witness: (Signature)

Chris Allen Adams Jr.
Printed Name

PO BOX 7111
Address

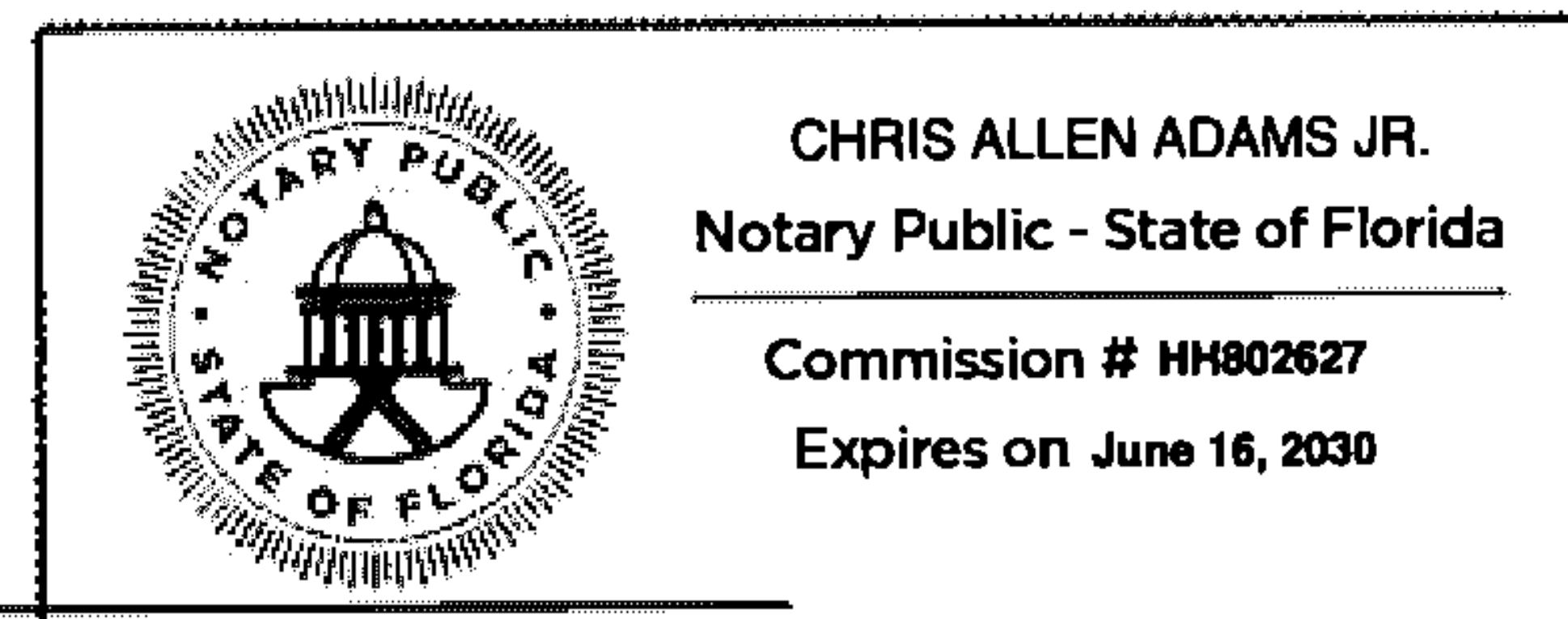
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STATE OF: Florida
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Chris Allen Adams Jr.
Notary Public (signature)

Print Name: Chris Allen Adams Jr.
My Commission Expires: 06/16/2030 HH802627



Notarized remotely online using communication technology via Proof.