

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026099705 2 PG(S)**

Consideration: \$ 440,000.00

7/22/2026 1:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522965

Doc Stamp-Deed: \$3,080.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-105

Parcel Identification No 0755031552

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WARRANTY DEED

This indenture made the 21st day of July, 2026 by and between DARREN BUSH AND REBECCA BUSH, HUSBAND AND WIFE, whose post office address is 643 Heather Glenn Place, Asheboro, NC 27205, (hereinafter "Grantor"), and **CATHERINE SANDRA PIPPIN AND JAMES T. PIPPIN, JR, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose post office address is 1966 Mesic Hammock 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 1226, STONEYBROOK AT VENICE, UNIT 3A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT PLAT BOOK 47, PAGE 38, 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.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1:

SIGNATURE: [Signature]

PRINT NAME: Julianne Jules

WITNESS 1 ADDRESS: 4085 Saint Johns St
High Point, NC 27265

[Signature]

Darren Bush

[Signature]

Rebecca Bush

WITNESS 2:

SIGNATURE: [Signature]

PRINT NAME: Jordan Jules

WITNESS 2 ADDRESS: 4085 Saint John's
Street, High Point, NC, 27265

STATE OF NORTH CAROLINA

COUNTY OF Randolph

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 15th day of July, 2026, by Darren Bush and Rebecca Bush. () who is/are personally known to me or (x) who has/have produced Driver's license as identification.

[Signature]

Signature of Notary Public

Julianne Jules
Print, Type/Stamp Name of Notary

(Affix Notary Seal)

