

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100206 2 PG(S)**

7/23/2026 11:37 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523404

Doc Stamp-Deed: \$3,395.00

Prepared by and return to:

Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No: 2026-6707

Purchase Price: \$485,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$3,395.00
Parcel Identification No.: 0374150013

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this July 22nd, 2026, between **Patricia E. Brousseau, an unmarried widow, Individually and as Trustee of The Bruce and Patricia Brousseau Revocable Trust dated June 20, 2019**, whose post office address is **1457 Villaverde Lane, Charlottesville, VA 22902**, hereinafter referred to as the “GRANTOR”, to **Garry Walter Roberts and Janice Ann Roberts, husband and wife**, whose post office address is **6550 Carrietowne Lane, Toledo, OH 43615**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

Lot 13, VENETIAN GOLF & RIVER CLUB, PHASE 6, according to the map or plat thereof, as recorded in Plat Book 48, Page(s) 12, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

The named GRANTOR herein represent that they are the sole trustee(s) of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the GRANTEE.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Pamela K. Turner

Printed Name: PAMELA K. TURNER

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

The Bruce and Patricia Brousseau Revocable
Trust dated June 20, 2019

By: Patricia E. Brousseau
Patricia E. Brousseau, Individually and as
Trustee

WITNESSES #2:

Sara Huddleston

Printed Name: Sara Huddleston

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

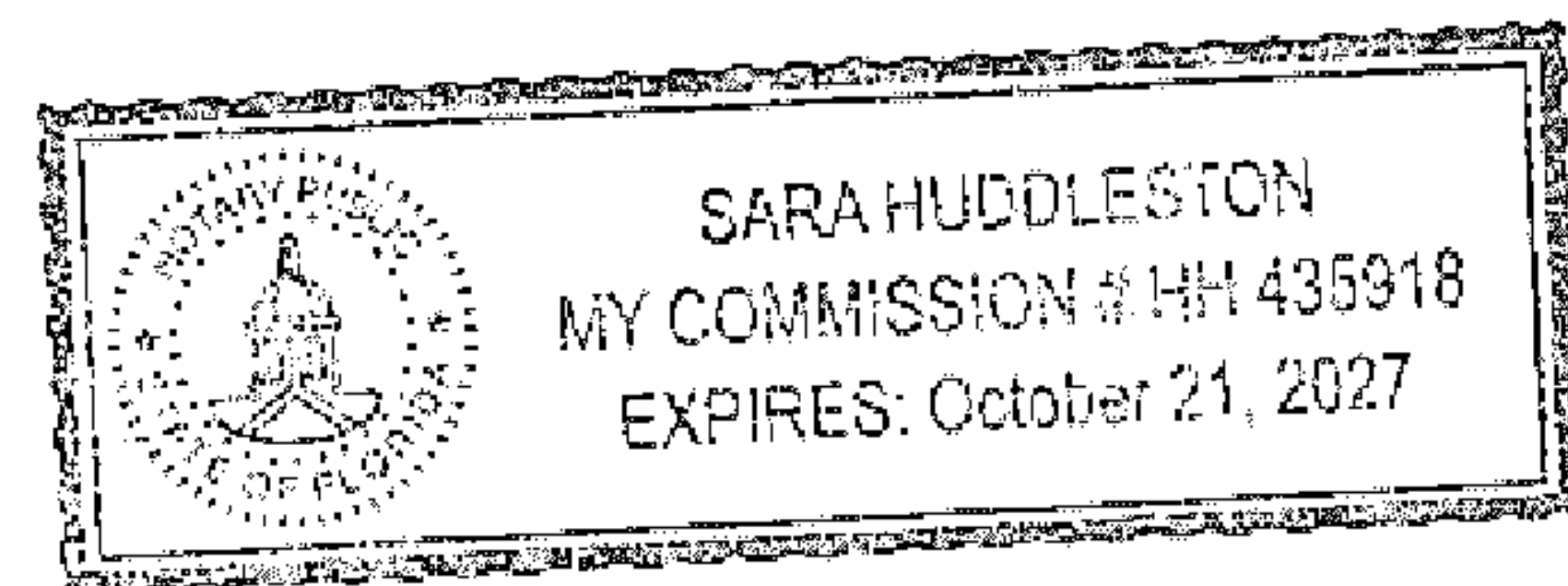
STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 16 day of July, 2026, by Patricia E. Brousseau, an unmarried widow, Individually and as Trustee of The Bruce and Patricia Brousseau Revocable Trust dated June 20, 2019.

Sara Huddleston

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification Produced: Id