

7/23/2026 4:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523865

Doc Stamp-Deed: \$4,445.00

Incident to the issuance of title insurance.

Prepared by and return to:

Stephanie Flint

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750426-04249

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed, dated July 23, 2026 by **Charles J. Adams and Dianne Eppler Adams, individually Husband and Wife and as Trustees of the Adams Joint Trust dated October 18, 2018**, hereinafter called the Grantor, to **Gail Louise Hendrickson, A Single Woman**, who has a mailing address of 498 Buttonbush Ln, 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 56, THE LAKES OF JACARANDA, UNIT 1, According to the Plat Thereof, as Recorded in Plat Book 36, Page 18, of the Public Records of Sarasota County, Florida;

Parcel Identification Number: 0445090018

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.

Adams Joint Trust dated October 18, 2018

Dianne Eppler Adams
By: Dianne Eppler Adams, individually and
as Trustee
After Closing Address:
Address: 1251 S Tamiami Trail #302
City, State Zip: Osprey, FL 34229

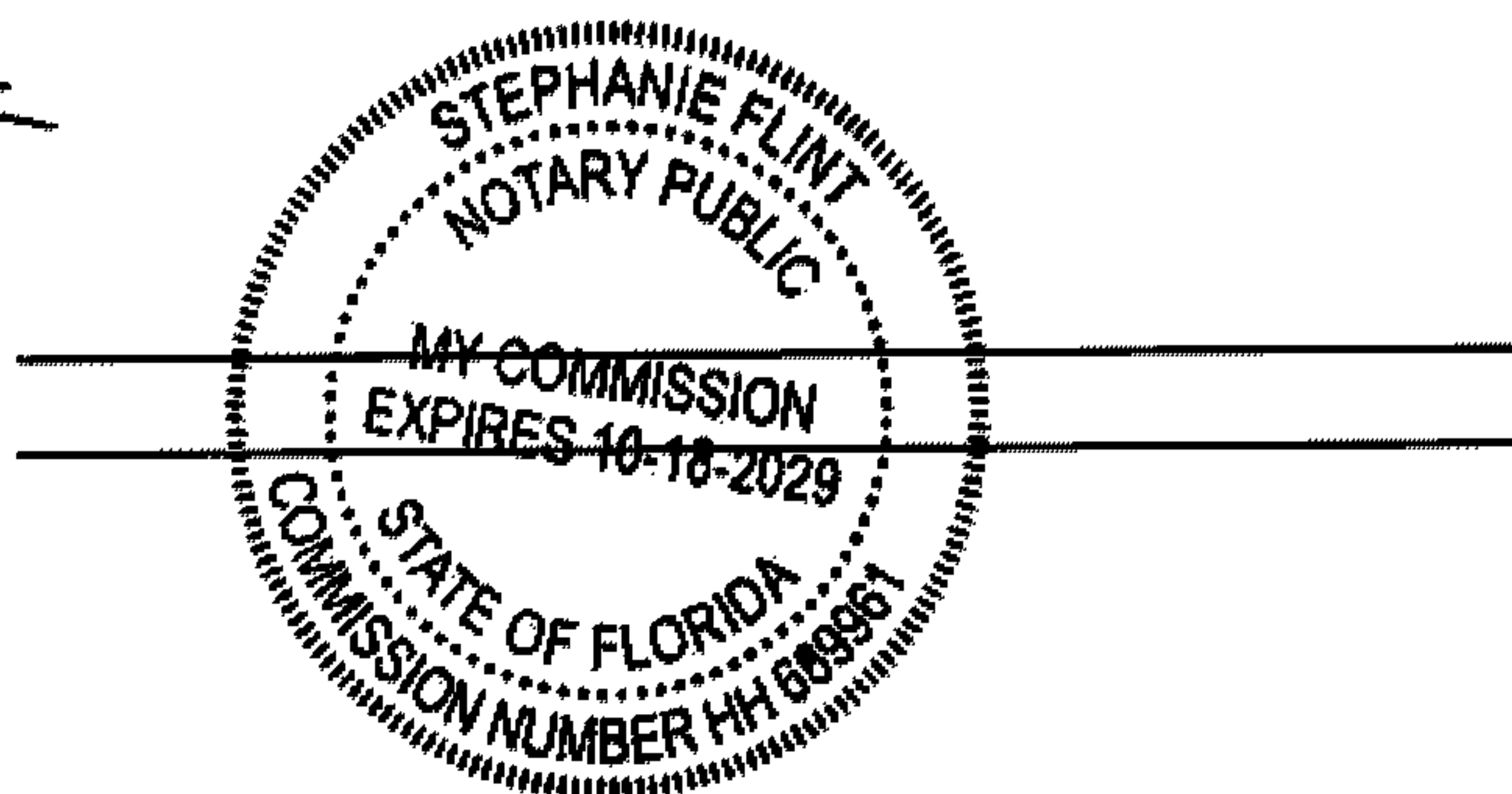
Virginia Lee Powers
Witness: (Signature)
Virginia Lee Powers
Printed Name
2095 Tamiami Trl
Address
Venice FL 34293
City, State, Zip

[Signature]
Witness: (Signature)
STEPHANIE FLINT
Printed Name
304 W. Venice Ave #302
Address
Venice, FL 34285.
City, State, Zip

STATE OF: FLORIDA
COUNTY OF: SARASOTA

The foregoing instrument was acknowledged on 7/23/2026 by means of ☒ physical presence or
() online notarization By: Dianne Eppler Adams, individually and as Trustee of Adams Joint Trust dated
October 18, 2018
who is () personally known to me; or (X) produced a photo ID as identification.

[Signature]
Notary Public (signature)
Print Name:
My Commission Expires:



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

Adams Joint Trust dated October 18, 2018

By: Charles J. Adams, individually and as Trustee

After Closing Address:
1251 S Tamiami Trail #302
Osprey, FL 34229

Witness: (Signature)

Printed Name

Address

City, State, Zip

Witness: (Signature)

Printed Name

Address

City, State, Zip

STATE OF:

COUNTY OF:

The foregoing instrument was acknowledged on

who is () personally known to me; or (X) produced a

Notary Public (signature)

Print Name

My Commission Expires:

7/23/2026

by means of (X) physical presence or

() online notarization By: Charles J. Adams, individually and as Trustee of Adams Joint Trust dated October 18, 2018

photo ID

as identification.

