

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026110216 2 PG(S)**

Return to:
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

8/13/2026 11:12 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532028

This Instrument Prepared
under the supervision of:

Elizabeth Martinez
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

Doc Stamp-Deed: \$3,150.00

Property Appraisers Parcel Identification (Folio) No.:
0755031477

Our File No.: 83-26-0557

WARRANTY DEED

This Warranty Deed made this 12th day of August, 2026 by Matthew Wilson and Amy Wilson, a married couple, whose mailing address is 11935 Granite Woods Loop, Venice, FL 34292, hereinafter called the grantor(s), to Gregory Cadwallader, an unmarried person and Patricia Ann Flynn, an unmarried person, as Joint Tenants with Rights of Survivorship, whose post office address is 11655 Anhinga Ave, Venice, FL 34292, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

Lot 1477, STONEYBROOK AT VENICE, UNIT 3, according to the Plat thereof, as recorded in Plat Book 45, Pages 27, 27A through 27J, inclusive, of the Public Records of Sarasota County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

First Witness Signature

Nadia Warden Browning

Printed Signature

8319 Market St.

LWR, FL 34202

Address of First Witness

Second Witness Signature

Marlene King

Printed Signature

8319 Market St.

LWR, FL 34202

Address of Second Witness

Matthew Wilson

Amy Wilson

State of Florida

County of ~~Sarasota~~ Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of August, 2026 by Matthew Wilson and Amy Wilson, who has produced IDs as Identification or is personally known to me to be the persons therein.

Notary Public, State of Florida

My commission expires:
Seal

