

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111055 2 PG(S)**

8/14/2026 12:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532770

Recordation Requested By/Return to:

JOHN WILLIS

11 CLIMBER'S PATH

PLYMOUTH, MA 02360

File No. SLS-2026-13283

Doc Stamp-Deed: \$2,922.50

Send Tax Notices to:

JOHN WILLIS

11 CLIMBER'S PATH

PLYMOUTH, MA 02360

This Instrument Prepared By:

MARKECIA BIVINS FL Bar No. 0127097

o/b/o BC LAW FIRM, P.A.

P.O. BOX 61431

JACKSONVILLE, FL 32236

WARRANTY DEED

For good consideration in the amount of **Four Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$417,500.00)**, I (we) **GREGORY M. MURPHY AND MARYELLEN MURPHY, AS CO-TRUSTEES OF THE MURPHY FAMILY REVOCABLE TRUST, U/A DATED SEPTEMBER 4, 2013** whose mailing address is 850 BOATSWAIN WAY, ANNAPOLIS MD 21401 hereby bargain, deed and convey to **JOHN WILLIS, UNMARRIED MAN**, whose mailing address is 11 CLIMBER'S PATH, PLYMOUTH, MA 02360, the following described land in SARASOTA County, State of Florida, free and clear with WARRANTY COVENANTS, to wit:

Lot No. 997 of SARASOTA NATIONAL PHASE 3, according to the plat thereof as recorded in plat Book 50, page 17, of the Public Records of Sarasota County, Florida.

PROPERTY ADDRESS: 10474 MEDJOOL DRIVE, VENICE, FL 34293

Tax Parcel Identification Number: 0465120020

This instrument was prepared without the benefit of a title examination.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

TOGETHER with all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or appertaining; and every right, title, or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

WITNESS the hands and seal of said Grantors this 13th day of August, 2026.

Gregory M. Murphy, Trustee
GREGORY M. MURPHY, Trustee

Maryellen Murphy Trustee
MARYELLEN MURPHY, Trustee

Jessica Joen
Printed Witness Name

[Signature]
Witness Signature

Mailing Address (required):

859 Eastman Way
Annapolis, MD

Kimberly L. Warren
Printed Witness Name

[Signature]
Witness Signature

Mailing Address (required):

PO Box 6542, Columbia, MD 21045

STATE OF

Maryland

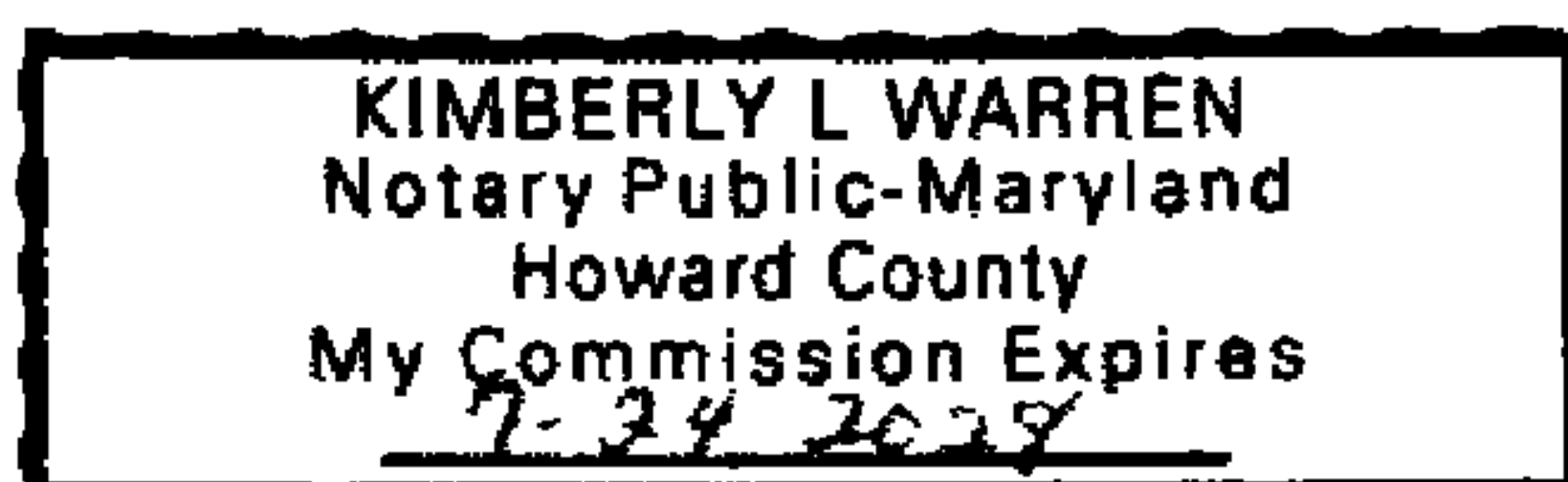
COUNTY OF

Howard

SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of August 2026, by GREGORY M. MURPHY, Trustee and MARYELLEN MURPHY, Trustee.

(Seal)



Kimberly L. Warren
Notary Public
Printed Name: Kimberly L. Warren
My Commission Expires: July 24, 2028
Commission # _____

Personally Known: _____

OR Produced Identification: ✓

Type of Identification Produced: MD Driver's License