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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532946

Prepared by and return to:

Christopher D. Smith, Sr., Esq

Bar No.: 605433

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Sarasota, FL 34240

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File Number: 2026.076

Doc Stamp-Deed: \$8,750.00

PID: 0429-04-0034

Consideration: \$1,250,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed is this 14th day of August, 2026 between **David N. Anderson and Trudy E. Anderson, Husband and wife, Individually and as Trustees under Agreement dated February 5, 2008** whose post office address is 424 Pensacola Rd, Venice, FL 34285, grantor, and **David J. Blossom and Andrea S. Blossom, Husband and Wife**, whose post office address is 2173 Briar Creek Way, Sarasota, FL 34235, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, conveyed, transferred and sold to the said grantee, and grantee's heirs and assigns forever, all of grantor's right, title and interest in the following described land, which is situate, lying and being in Sarasota County, Florida, to-wit:

LOT 7, BLOCK 93, VENEZIA PARK SECTION OF VENICE, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 2, PAGE 168, OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA.

Parcel Identification Number: 0429-04-0034

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

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:

Agreement dated February 5, 2008

By: David N. Anderson
David N. Anderson, Individually and as Trustee

B. Teichman
Witness
Printed Name: B. Teichman
P.O. Address: 1561 Lakelront Dr Ste 204
Sarasota, FL 34240

Monica A. Ischinger
Witness
Printed Name: Monica A. Ischinger
P.O. Address: 1561 Lakelront Dr Ste 204
Sarasota, FL 34240

Agreement dated February 5, 2008

By: Trudy E. Anderson
Trudy E. Anderson, Individually and as Trustee

B. Teichman
Witness
Printed Name: B. Teichman
P.O. Address: 1561 Lakelront Dr Ste 204
Sarasota, FL 34240

Monica A. Ischinger
Witness
Printed Name: Monica A. Ischinger
P.O. Address: 1561 Lakelront Dr Ste 204
Sarasota, FL 34240

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of August, 2026 by David N. Anderson and Trudy E. Anderson, Husband and Wife, Individually and as Trustees under Agreement dated February 5, 2008 who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]

Monica A. Ischinger
Notary Public
Print Name: Monica A. Ischinger
My Commission Expires: 1.4.2030

