

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111673 2 PG(S)**

Prepared by and Recording requested by:
John E. Wickman, Esquire
CLOSING PROS LLC
46 North Washington Boulevard
Ste. 15
Sarasota, FL 34236

File Number: CP-4377.2Y
Consideration: \$575,000.00

8/17/2026 12:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3533310
Doc Stamp-Deed: \$4,025.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of August 17, 2026 **David Rhodes and Melissa Rhodes, husband and wife**, (henceforth referred to as “Grantor”) of 4712 Glenbrooke Drive, Sarasota, FL 34243, for consideration paid, grant to **Albert Edward Roman and Susan Lynne Roman, husband and wife**, (henceforth referred to as “Grantee”) of 2304 Seattle Slew Drive, Sarasota, FL 34240, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 32, PADDOCKS WEST, a subdivision according to the plat thereof recorded in Plat Book 34, Pages 47, 47A through 47D, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID 0239-03-0024

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

(Signature and notary page to follow)

(Signature and notary page for Warranty Deed)

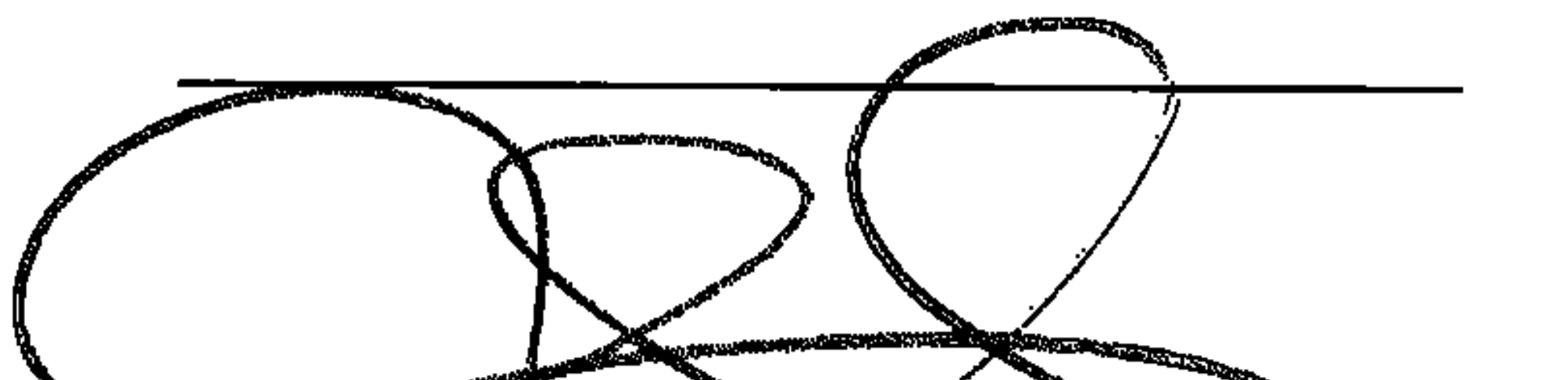
In Witness Whereof, the said, **Grantor**, have hereunto set their hands and seals this 13th day of August, 2026.


David Rhodes

Melissa Rhodes


Witness #1 Signature

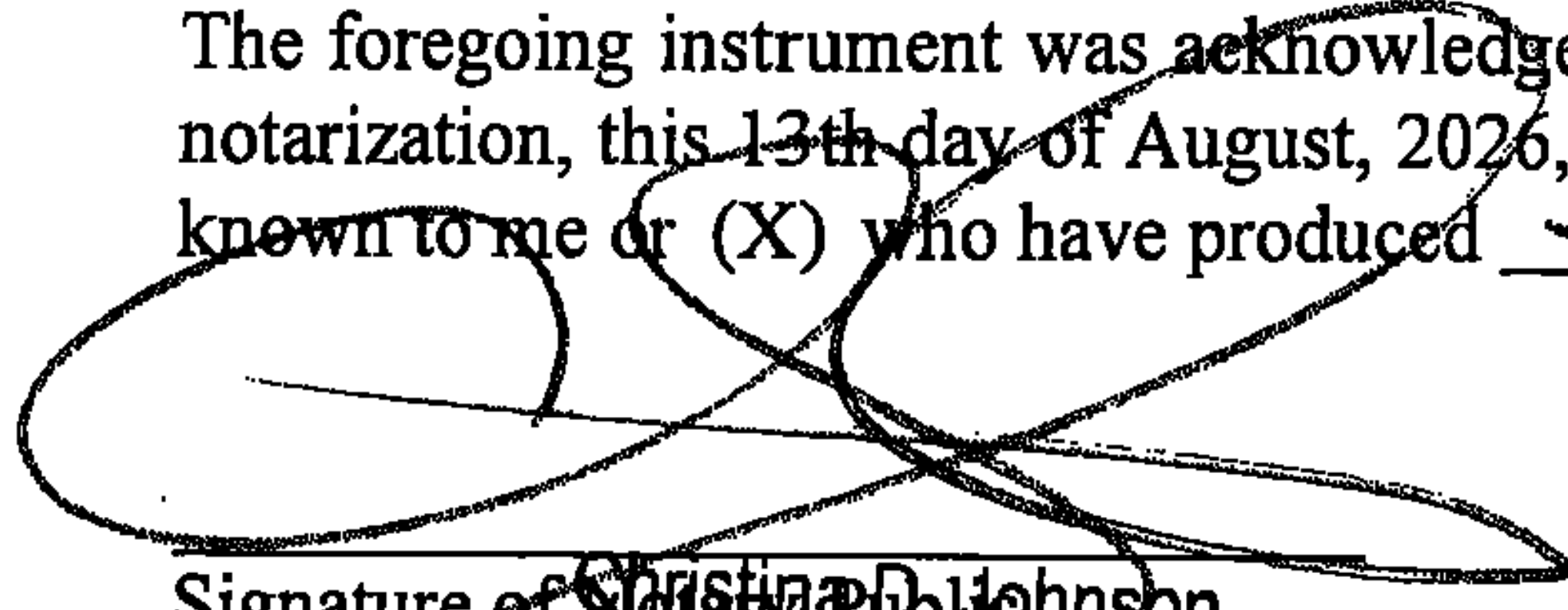
Witness #1 Printed Name **Heather M. Mathews**
P.O. Address: **46 N Washington Blvd #15**
Sarasota, FL 34236


Witness #2 Signature

Witness #2 Printed Name **Christina D. Johnson**
P.O. Address: **46 N Washington Blvd #15**
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 13th day of August, 2026, by David Rhodes and Melissa Rhodes, () who are personally known to me or (X) who have produced FLDL as identification.


Signature of Notary Public
46 N Washington Blvd #15
Sarasota, FL 34236

Print, Type/Stamp Name of Notary

