

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 277,500.00

8/25/2026 4:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3537157

Doc Stamp-Deed: \$1,942.50

File Number: 2026-278
Parcel ID: 0026-05-0109

Warranty Deed

Made this 25th day of August, 2026 by, **Ricky Leon Newsome and Joyce Newsome, husband and wife**, whose post office address is: **11713 74th Circle East, Palmetto, FL 34221**, hereinafter called the grantor, to: **Maxwell Amadeus Swenson, a single man**, whose post office address is: **2018 Harley Ave, Sarasota, FL 34235**, hereinafter called the grantee,

(Whenever used herein the term "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, for and in consideration of the sum of TWO HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 and 00/100 Dollars (\$277,500.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

LOT 20, BLOCK "B", SUNNYBROOK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 179, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

This property is the homestead of the Grantor (s).

Parcel ID Number: 0026-05-0109

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.

