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INSTRUMENT # 2026117026 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537987

Prepared by:
Smart Title, LLC
Monica Watkins
222 E Pine Street
Lakeland, FL 33801
File No.: SML26-142947
This Deed is prepared pursuant to the issuance of Title Insurance

Doc Stamp-Deed: \$2,415.00

GENERAL WARRANTY DEED

Effective this August 25, 2026, by Sheilia Whipple, Co-Trustee of the Eugene D. Whipple and Sheilia Whipple Trust dated May 5, 2010, amended June 6, 2023 and Sheilia Whipple, an unmarried woman, whose address is: 14446 Edgewood Ave, Savage, MN 55378 hereinafter called the grantor, to Maria Malandra Fanning, a single woman, whose post office address is: 304 Langholm Drive, Venice, FL 34293, 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 Ten Dollars (\$10.00) 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, Florida, viz:

Lot 18, WEXFORD ON THE GREEN, PHASE 1, according to the plat thereof, as recorded in Plat Book 38, Pages 6, of the Public Records of Sarasota County, Florida.

Parcel ID No.: 0444130013

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions 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; 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 the current year.

Prepared by:
Smart Title, LLC
Monica Watkins
222 E Pine Street
Lakeland, FL 33801
incidental to the issuance of a title insurance policy
File No.: SML26-142947

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Barbara J. May

Witness Printed Name: BARBARA J. MAY

Address: 6542 Brook Lane
Savage, MN 55378

K

Witness Printed Name: Kimberly Miller

Address: 5200 Wilson Rd
Mpls, MN 55439

State of MN

County of Scott

The Eugene D. Whipple and Sheila Whipple Trust
dated May 5, 2010, amended June 6, 2023

BY: Sheilia Whipple
Sheilia Whipple, Co-Trustee

Sheilia Whipple
Sheilia Whipple

Address:
14446 Edgewood Ave
Savage, MN 55378

The foregoing instrument was executed and acknowledged before me this 24th of August, 2026, by means of ✓ Physical Presence or Online Notarization, by Sheila Whipple, Co-Trustee of the Eugene D. Whipple and Sheila Whipple Trust dated May 5, 2010, amended June 6, 2023 and Sheila Whipple, an unmarried woman, who is/are personally known to me or who has produced a valid driver's license as identification.

K
Notary Public

My Commission Expires: 1-31-30

(SEAL)

