

9/1/2026 12:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539683

Doc Stamp-Deed: \$4,550.00

Prepared by and return to:
Matthew J. Thompson Esq.
Kauffman Thompson, PLLC
1990 Main Street
Suite 725
Sarasota, FL 34236
(941) 479-3006
File No 5390.00001

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Warranty Deed

This Warranty Deed is made effective as of the 31st day of August, 2026 by **JONATHAN M. DRYMON and HEATHER A. DRYMON, husband and wife**, whose post office address is: **3951 Marlborough Place, Sarasota, FL 34241**, hereinafter called the Grantor, to **DAVE WIDMYER, an unmarried man** whose post office address is: **7832 Birdie Bend Way, Sarasota, FL 34241**, 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 **\$650,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

Lot 62, FAIRWAYS AT BENT TREE, according to the plat as recorded in Plat Book 49, Pages 37, 37-A through 37-D, of the Public Records of Sarasota County, Florida.

A/K/A 7832 Birdie Bend Way, Sarasota, FL 34241

Parcel ID Number: 0257-14-0092

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions 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 and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

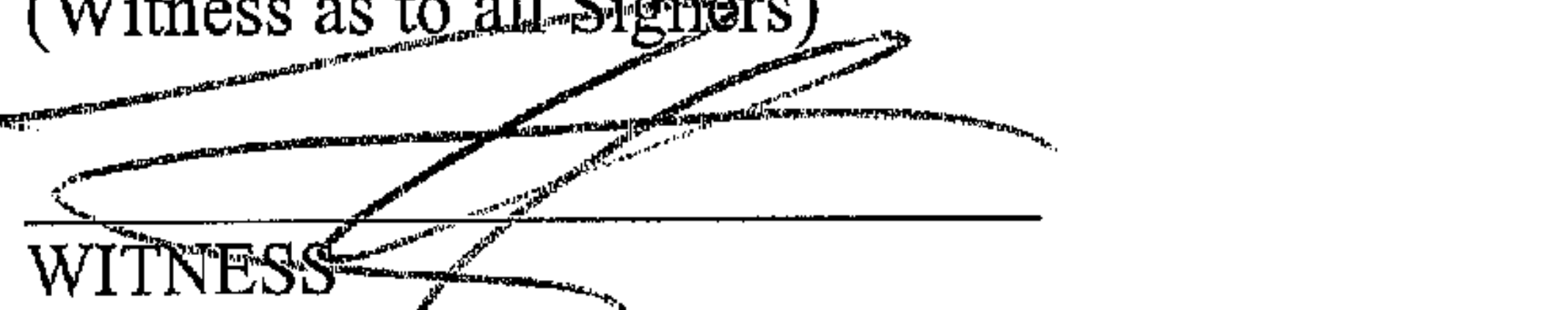

JONATHAN M. DRYMON

HEATHER A. DRYMON


WITNESS **Maria Rasmussen**
PRINT NAME: _____
(Witness as to all Signers)

1990 Main St., Ste.725
Sarasota, FL 34236

WITNESS 1 ADDRESS

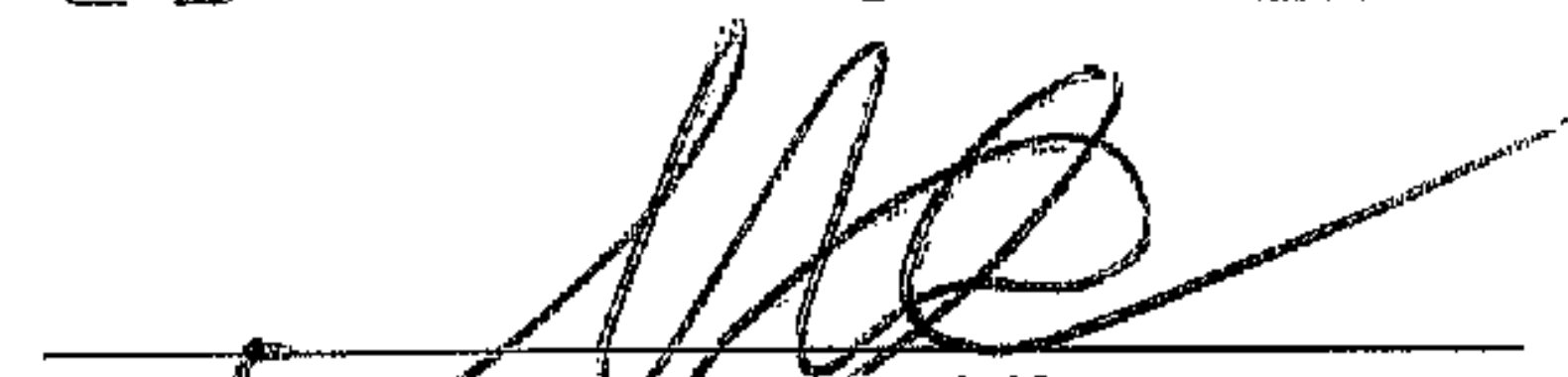

WITNESS **Matthew Thompson**
PRINT NAME: _____
(Witness as to all Signers)

1990 Main St., Ste.725
Sarasota, FL 34236

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 27th day of August, 2026, by JONATHAN M. DRYMON and HEATHER A. DRYMON, (☐) who is/are personally known to me or (☒) who has/have produced DV as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



MARIA RASMUSSEN
Commission # HH 693711
Expires September 2, 2027