

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026120192 2 PG(S)

Consideration: \$ 637,500.00

9/2/2026 3:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540596

Doc Stamp-Deed: \$4,462.50

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-126

Parcel Identification No 0777025500

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WARRANTY DEED

This indenture made the 1st day of September, 2026 by and between JAMES E. STOKES, IV, A MARRIED MAN, JOINED BY HIS SPOUSE JENNIFER SIMMONS, whose post office address is 816 S Gondola Dr Venice, FL 34293 (hereinafter "Grantor"), and LINDSAY ALLEN HALLORAN AND WILLIAM C. HALLORAN, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY, whose post office address is 12744 Richezza Drive, Venice, FL 34293, (hereinafter "Grantee");

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 550, GRAN PARADISO, PHASE 2-F, according to the map or plat thereof, as recorded in Plat Book 48, Pages 50, 50A through 50D, inclusive, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

WITNESS 1:

SIGNATURE:

PRINT NAME: Andrea Powell

WITNESS 1 ADDRESS:

204 Harbor Dr Venice FL 34285

[Signature]
James E. Stokes, IV

[Signature]
Jennifer Simmons

WITNESS 2:

SIGNATURE:

PRINT NAME: Jacob Van Duren

WITNESS 2 ADDRESS: 871 VENETIA Bay

729A Venice FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 28 day of August, 2026, by James E. Stokes, IV and Jennifer Simmons, () who is/are personally known to me or (x) who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

