

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122552 2 PG(S)**

9/9/2026 12:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542608

Consideration: \$2,150,000.00

Prepared by and return to:

Opus Title, LLC

Attn:Lori Bo

PO Box 5947

Sarasota, FL 34277

OTL-26-603

Doc Stamp-Deed: \$15,050.00

Property Appraiser's Parcel ID No.: Property 1:
0407-05-0012

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of September, 2026, by and between **VIRGINIA L. ANDERSON, an unremarried widow, INDIVIDUALLY, AND AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 16, 1992, AS AMENDED AND RESTATED**, whose address is **5044 Course Drive, Sarasota, FL 34232** (hereinafter "GRANTOR"), and **THOMAS J. NORTON AND MARY BETH NORTON, husband and wife, as tenants by the entirety**, whose address is **100 Sands Point Road, Unit 226, Longboat Key, FL 34228** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 18, BAY SHORE ACRES, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 8, PAGE 33, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The named Grantor herein represents that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantees.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Natalie G. Coldiron
Printed Name Natalie G. Coldiron
P.O. Address 1990 Main Street, Ste 803
Sarasota, FL 34236

**VIRGINIA L. ANDERSON, INDIVIDUALLY,
AND AS TRUSTEE UNDER TRUST
AGREEMENT DATED JULY 16, 1992, AS
AMENDED AND RESTATED**

Virginia L. Anderson
Virginia L. Anderson, Individually, and as
Trustee aforesaid

(2) Catherine Wolff
Printed Name Catherine Wolff
P.O. Address 1990 Main Street
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 8th day of September, 2026, by Virginia L. Anderson, Individually, and as Trustee under Trust Agreement dated July 16, 1992, as amended and restated, () who is personally known to me or (✓) who has produced FL DRIVERS License as identification.

Natalie G. Coldiron
Signature of Notary Public

Natalie G. Coldiron
Print, Type/Stamp Name of Notary

{AFFIX NOTARIAL STAMP/SEAL}

