

9/10/2026 12:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543287

Doc Stamp-Deed: \$2,751.00

Prepared by and return to:

Tammy Melichar

Ulrich Scarlett Watts & Dean, P.A.

713 S Orange Avenue, Suite 201

Sarasota, FL 34236

(941) 955-5100

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of September, 2026 between Rachel Harris Bradford, a married woman whose post office address is 52 U Street NW, Washington, DC 20001, grantor, and Karen Ann Hart, a single woman whose post office address is PO Box 5425 Sarasota, FL 34239, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, situated, lying and being in Sarasota County, Florida to-wit:

LOT 5, BLOCK 2, VILLAGE GREEN CLUB ESTATES UNIT A, A SUBDIVISION ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 47 AND 47A, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Number: 0059150023

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon and is not now and never had been contiguous to Grantor(s) homestead.

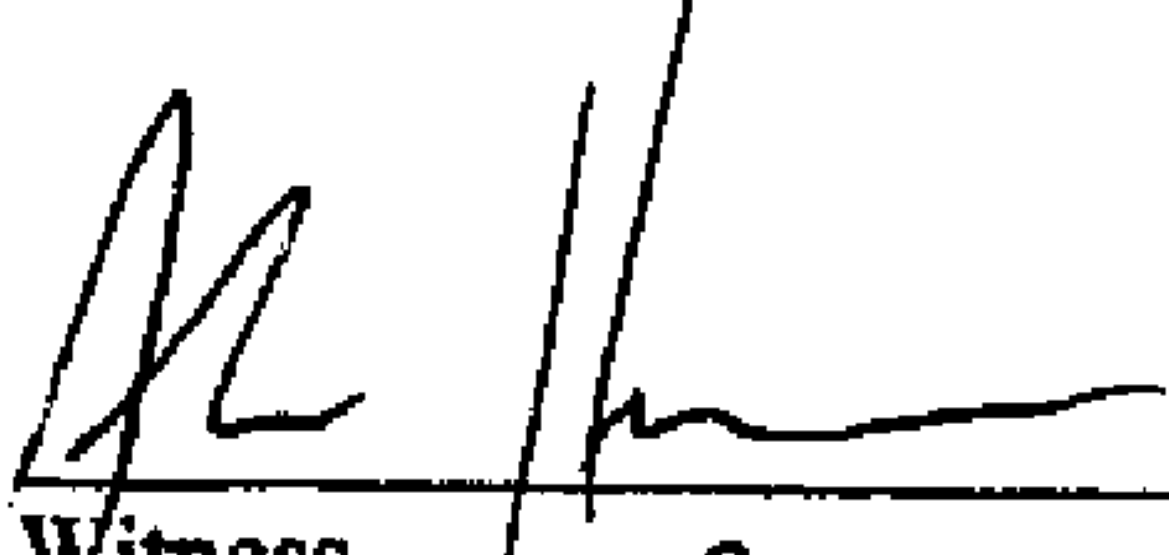
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 12/31/2025.

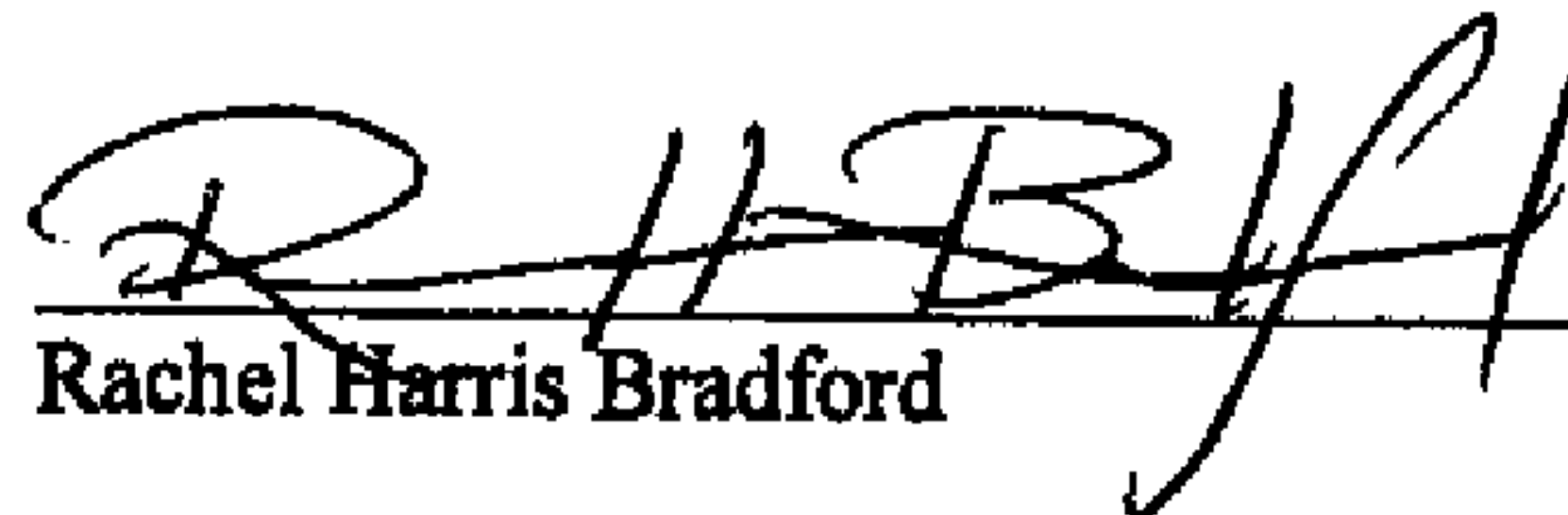
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

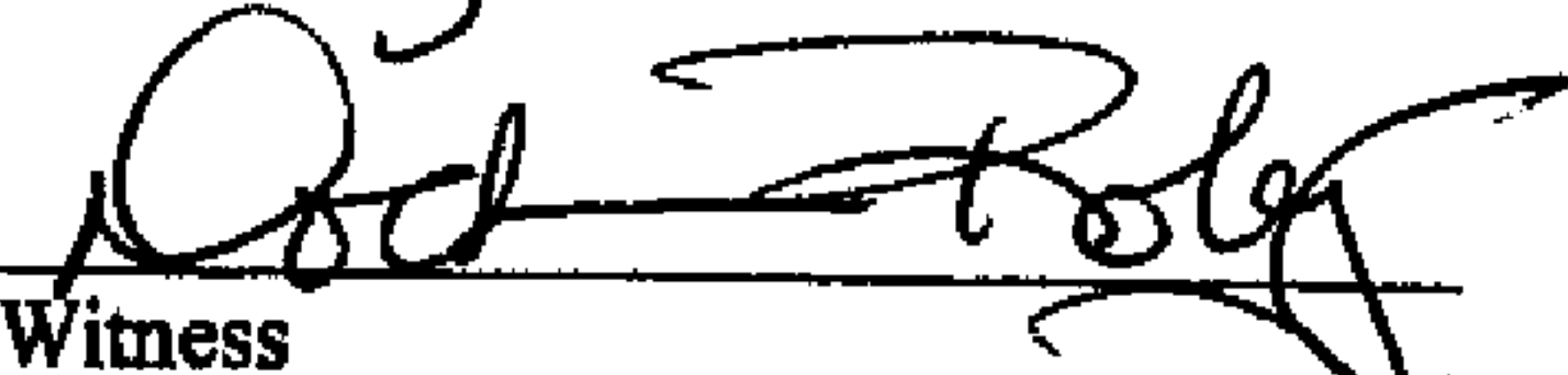
Signed, sealed and delivered in our presence:



Witness

Printed Name: Adam Humann
P.O. Address: 42 U St, NW
Washington, DC 20001


Rachel Harris Bradford



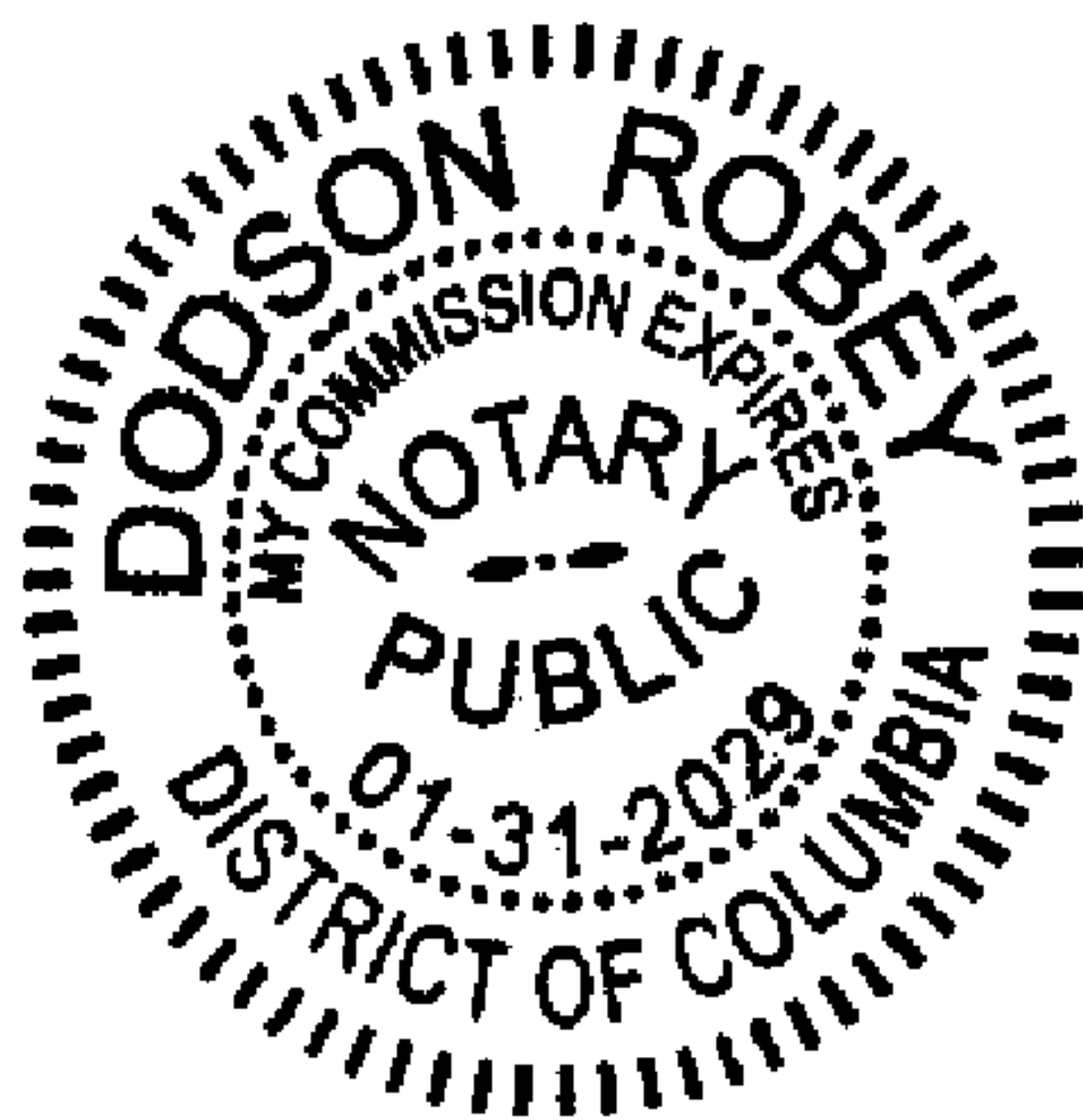
Witness

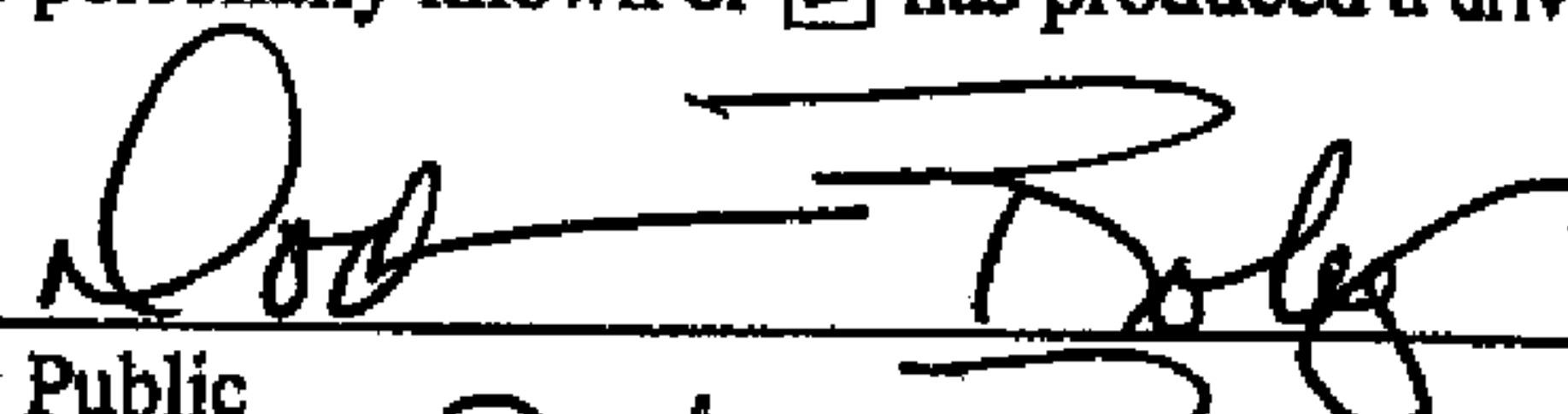
Printed Name: Dodson Robey
P.O. Address: 4314 E St SE
Wash DC 20019

State of Wash DC
County of WASH DC

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of September, 2026 by Rachel Harris Bradford who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]




Notary Public
Print Name: Dodson Robey
My Commission Expires: 01-31-2029