

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123472 2 PG(S)**

9/10/2026 1:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543393

This Instrument Prepared By:
Edward Wotitzky
Wotitzky, Wotitzky & Young, P.A.
1107 W. Marion Avenue
Suite 111
Punta Gorda, FL 33950
File Number: 25328.8-3
Parcel ID: 0382080032
Consideration: 215,000.00

Doc Stamp-Deed: \$1,505.00

Warranty Deed

THIS INDENTURE, Made the 8th day of September 2026, by MARK E. NICHOLS II and KELSEY J. NICHOLS, husband and wife, as Grantor, whose address is 21248 Homes Circle, Venice, FL 34293 to CHRISTOPHER M. THOMPSON, AS TRUSTEE OF THE CHRISTOPHER M. THOMPSON TRUST dated December 1, 2023, whose address is Post Office Box 893, Nokomis, FL 34274, as Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, further singular and plural are interchangeable as text requires.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and transfers unto the grantee, all that certain land situate in Sarasota County, Florida:

Lot 5, Block F, SORRENTO WOODS, UNIT NO. 3, a subdivision according to the plat thereof, as recorded in Plat Book 30, Page 18, of the Public Records of Sarasota County, Florida

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

SUBJECT to restrictions, easements, zoning and other governmental regulatory matters, and taxes for the current year.

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

And said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

WARRANTY DEED

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Mark E. Nichols, II

MARK E. NICHOLS, II

Kelsey J. Nichols

KELSEY J. NICHOLS

Shannon M. Via

Witness Signature

SHANNON M. VIA

Witness Name

5298 DREW ROAD VENICE, FL 34293

Witness Address

Courtney L. Green

Witness Signature

Courtney L. Green

Witness Name

1324 DOWPOINT CT. VENICE FL 34292

Witness Address

STATE OF FLORIDA

COUNTY OF Sarasota

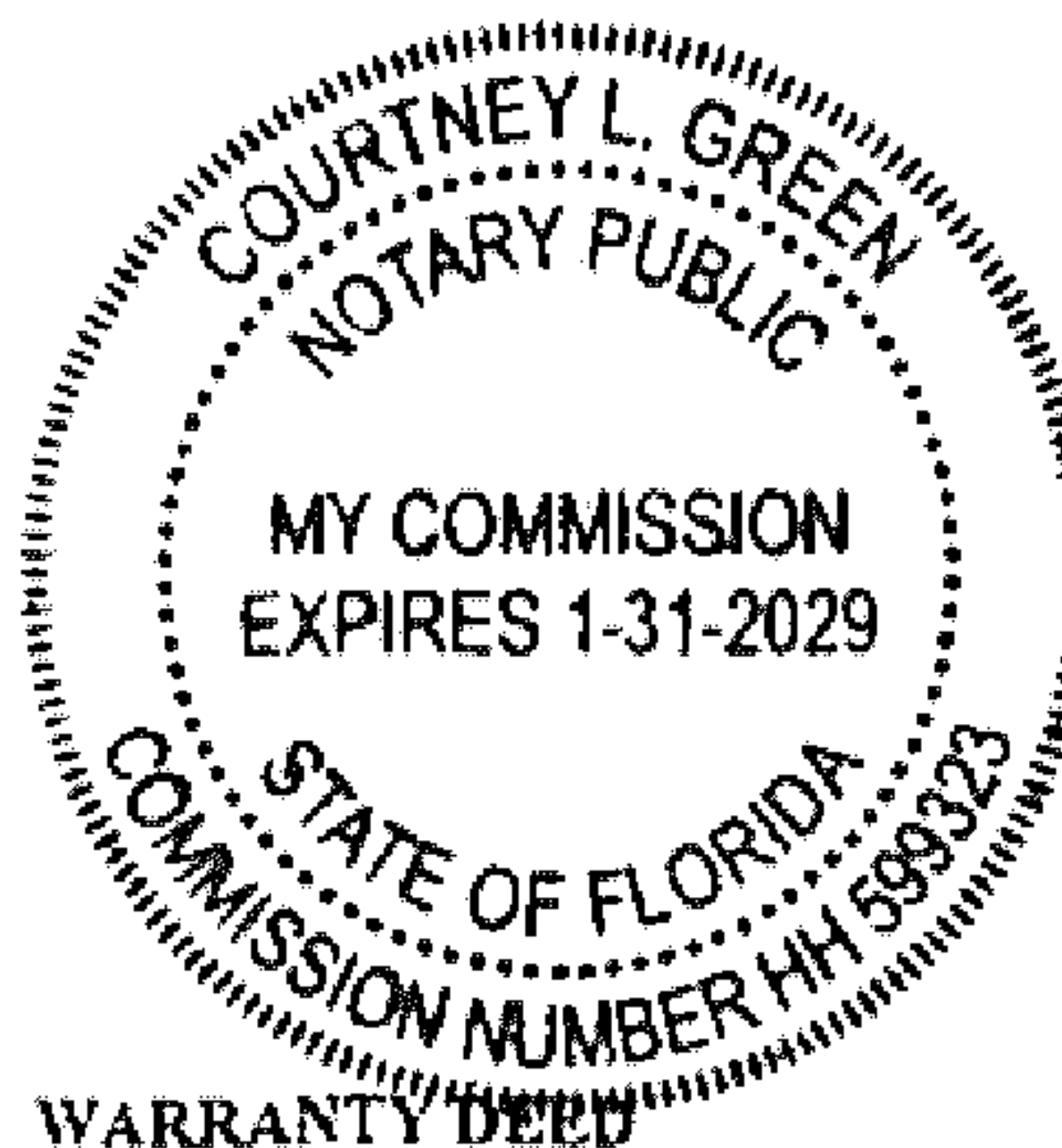
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of September, 2026, by MARK E. NICHOLS, II, and KELSEY J. NICHOLS, ☒ who are personally known to me or ☐ who have produced _____ as identification.

Courtney L. Green

Signature of Notary Public

Courtney L. Green

Print, Type/Stamp Name of Notary



WARRANTY DEED