

Prepared by/ Return to:
Sarah Duff
Magnolia Title Company
5310 4th Avenue Circle East, Bradenton, FL 34208
60201128

9/18/2026 1:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE Receipt # 3546891

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$7,350.00

Property Appraisers Parcel I.D. (Folio) Number(s): 2035030036

WARRANTY DEED

This Warranty Deed Made the 18 day of September, 2026, by Eric Gnoske and Fadia Gnoske, husband and wife, hereinafter called the grantor, whose post office address is: 770 South Palm Avenue, Unit 604, Sarasota, FL 34236 to Collin Bill Junior Goodwin and Bailee Goodwin, husband and wife,, whose post office address is:2373 Prospect Street, Sarasota, FL 34239, hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$1,050,000.00 (ONE MILLION FIFTY THOUSAND AND 00/100) 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 situate in SARASOTA County, Florida, viz:

LOT 43, LOMA LINDA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 38, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 December 31, 2025, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness 1 Signature:

Printed Name:

Post Office Address:

Eric Gnoske

Fadia Gnoske

Witness 2 Signature:

Printed Name:

Post Office Address:

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of September, 2026 by Eric Gnoske and Fadia Gnoske, husband and wife, who has/have produced drivers license as identification.

Notary Public Signature

Printed Name:

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: _____ (SEAL)

