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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547493

Prepared by and return to:

Emilio R. Lenzi, Esq.

Attorneys Key Title LLC

900 Southeast 3rd Avenue, #202

Fort Lauderdale, FL 33316

File Number: 26-2768

Doc Stamp-Deed: \$2,415.00

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## Warranty Deed

This Warranty Deed made this 21st day of September, 2026 between Brant Paul Biskup and Mattie Perrigan, husband and wife whose post office address is 2205 Ivy Crest Drive, Bellbrook, OH 45305, grantor, and Jennifer Blohm Anderson, a single woman whose post office address is 4113 Cochise Terrace, Sarasota, FL 34233, 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, situate, lying and being in Sarasota County, Florida to-wit:

**Lot 4, Block 4, UNIT NO. 1 SOUTHRIDGE SUBDIVISION, as per plat thereof as recorded in Plat Book 12, Page 12 and 12a, of the Public Records of Sarasota County, Florida.**

**a/k/a: 4113 Cochise Terrace, Sarasota, FL 34233**

**Parcel Identification Number: 0066-05-0069**

**Subject to** covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

**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.

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:

Sashey Bigot  
Witness Name: Sashey Bigot  
Witness Address: 21113 NW 14th Pl  
Miami FL 33169

Melinda Sajous  
Witness Name: Melinda Sajous  
Witness Address: 1951 E State Rd 60  
Valrico FL 33594

Brant Paul Biskup  
Brant Paul Biskup  
Mattie Perrigan  
Mattie Perrigan

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (✓) online notarization, this 19th day of September, 2026, by Brant Paul Biskup and Mattie Perrigan, ( ) who is/are personally known to me or (✓) who has/have produced driver license as identification.

Melinda Sajous  
Signature of Notary Public  
Melinda Sajous  
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

