

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026128711 2 PG(S)

9/22/2026 3:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548000



Doc Stamp-Deed: \$4,193.00

Prepared by and Return to:
Jennifer Moore , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 269555-91

WARRANTY DEED

This indenture made on **September 22, 2026** by **Gilbert Tennent Hodges III aka Gilbert T. Hodges, Individually and as Trustee of the Gilbert and Linda Hodges Revocable Trust dated the 24th day of September, 2018**, whose address is: 107 Colonel Colcock Court, Bluffton, SC 29909 hereinafter called the "grantor", to **Michael Riordan, Trustee, a single person of the Riordan Living Trust dated August 2, 2007** , whose address is: 114 Rimini Way, North Venice, FL 34275, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Lot 27, Venetian Golf & River Club, Phase 2A, according to the Plat thereof, recorded in Plat Book 43, Page(s) 25 and 25A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0373020270**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

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

Gilbert and Linda Hodges Revocable Trust dated the 24th day of September, 2018

Gilbert T. Hodges
By Gilbert Tennent Hodges III aka Gilbert T. Hodges, Individually and as Trustee

Signed, sealed and delivered in our presence:

Jennifer Moore
1st Witness Signature
Print Name: Jennifer Moore
Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

Mary K. O'Keefe
2nd Witness Signature
Print Name: Mary K O'Keefe
Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of Florida
County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online notarization on September 22, 2024, by by **Gilbert Tennent Hodges III aka Gilbert T. Hodges,**

Individually and as Trustee of the Gilbert and Linda Hodges Revocable Trust dated the 24th day of September, 2018, who () is/are personally known to me or who (☒) produced a valid Photo ID as identification.

Jennifer Moore
Notary Public Signature
Printed Name: J. Moore
My Commission Expires: 6/17/29



(NOTARY SEAL)