

9/23/2026 2:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548423

Doc Stamp-Deed: \$4,375.00

Prepared by and return to:

Meghan King Zych

Cloud Title

16703 Early Riser Avenue

Land O' Lakes, FL 34638

(888) 512-7135

File No 2026-1171

Parcel Identification No 0412090003

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **23rd day of September, 2026**, between **Heather Ashlee Hays, a married woman, and John William Hays, a single man**, whose post office address is **563 Argus Road, Venice, FL 34293**, of the County of **Sarasota, Florida**, Grantors, to **Todd Ferrigno, individually and as Trustee(s) of Todd Ferrigno Revocable Trust, dated December 30, 2021, and as amended and restated on April 30, 2025, A Florida Revocable Trust**, whose post office address is **459 Kunze Road, Venice, FL 34292**, of the County of **Sarasota, Florida**, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Tract 3, Kent Acres Unit 3, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 8, of the Public Records of Sarasota County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: John - 563 Argus Road, Venice, FL 34293; Heather - 563 Argus Rd., Venice FL 34293.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Heather Hays
Heather Ashlee Hays

John Hays
John William Hays

Rebekah Lozano
WITNESS
PRINT NAME: Rebekah Lozano

Sandra Winkler
WITNESS
PRINT NAME: SANDRA WINKLER

229 Pensacola Rd.
Venice, FL 34295
WITNESS 1 ADDRESS

229 Pensacola Rd.
Venice, FL 34285
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of Sept, 2026, by Heather Ashlee Hays and John William Hays, ☐ who is/are personally known to me or ☒ who has/have produced FLDL/passport as identification.

Sandra Winkler
Signature of Notary Public

Print, Type/Stamp Name of Notary

