

9/23/2026 2:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548436

Doc Stamp-Deed: \$29,750.00

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

File Number: 26-1097

Consideration: \$4,250,000.00

General Warranty Deed

Made this September 21, 2026, by **Cecil Lee Upshaw, III and Sheila Ann Upshaw, husband and wife**, whose post office address is: 242 South Washington Boulevard, #352, Sarasota, FL 34236, hereinafter called the Grantor, to **Todd S. Nordmeyer and Pamela E. Nordmeyer, Trustees of the Todd S. and Pamela E. Nordmeyer Family Trust dated August 30, 2023**, whose post office address is: 1555 Eastbrook Drive, Sarasota, FL 34231, hereinafter called the Grantee:

(Whenever used herein the term "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)

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:

LOT 36, KENTWOOD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 32, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0076080027**

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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; and that said land is free of all encumbrances except taxes for the current year and subsequent years.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above-described property pursuant to the provisions of § 689.073, Florida Statutes.

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In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Natalie G. Coldiron
Signature of Witness #1
Printed Name of Witness #1: Natalie G. Coldiron
Post Office Address: 1990 Main Street
Sarasota, FL 34236

Cecil Lee Upshaw, III (seal)
Cecil Lee Upshaw, III

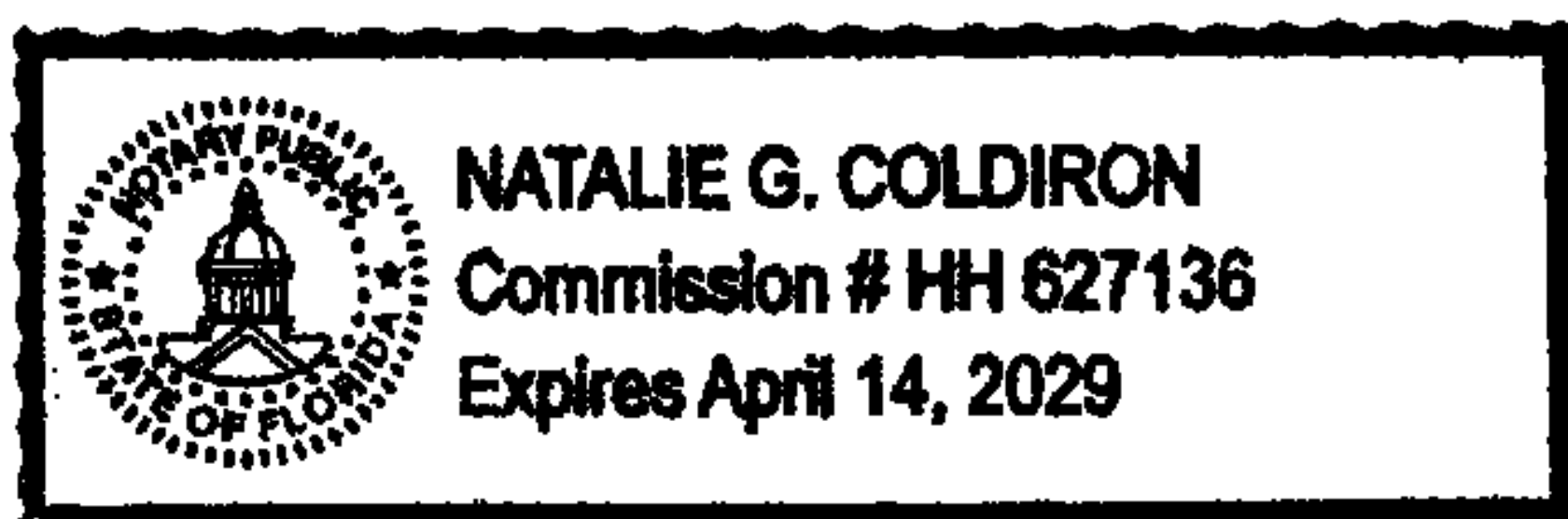
Kristie Tonitis
Signature of Witness #2
Printed Name of Witness #2: Kristie Tonitis
Post Office Address: 1990 Main Street
Sarasota, FL 34236

Sheila Ann Upshaw (seal)
Sheila Ann Upshaw

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of September, 2026, by Cecil Lee Upshaw, III and Sheila Ann Upshaw, ☐ who are personally known to me, or ☒ who produced Drivers Licenses as identification.

(NOTARY STAMP/SEAL)



Natalie G. Coldiron
NOTARY PUBLIC
Natalie G. Coldiron
Printed Name
My Commission Expires: _____