

9/23/2026 3:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548497

Consideration: \$800,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50338-001

Doc Stamp-Deed: \$5,600.00

Property Appraiser's Parcel ID No.: 0400-14-0014

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 21st day of September, 2026, by and between **ANN HUGHES, AN UNREMARIED WIDOW, INDIVIDUALLY AND AS TRUSTEE OF THE ANN HUGHES REVOCABLE TRUST AGREEMENT DATED JANUARY 23, 2023**, whose address is **94034 Marsh Bay Court, Fernandina Beach, FL 32034** (hereinafter "GRANTOR"), and **JOSHUA CAINE AND KRISTINA CAINE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1175 SPRING ST APT 303, Marysville, OH 43040** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 67, VENICE ACRES, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 20, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1)

Printed Name

P.O. Address

Sotkiana A. Spalins
2278 Java Plum Ave
Sarasota, FL 34232

(2) William McComb

Printed Name

P.O. Address

William McComb
3700 S Tamiami Trail,
Sarasota, FL 34239

GRANTOR:

**Ann Hughes, individually and as Trustee of the
Ann Hughes Revocable Trust agreement dated
January 23, 2023**

By: Ann Hughes

**Ann Hughes, individually and Trustee
aforesaid**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of September, 2026, by Ann Hughes, individually and as Trustee of the Ann Hughes Revocable Trust agreement dated January 23, 2023, ☐ who is/are personally known to me or ☒ who has/have produced Florida Driver License as identification.

William McComb

Signature of Notary Public

Print, Type/Stamp Name of Notary

