

This Instrument Prepared
Without Examination of Title
By: DAVID R. CORNISH
ATTORNEY-AT-LAW
355 Venice Ave. W.
Venice, Florida 34285
Parcel ID #0448020047

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129932 2 PG(S)
September 24, 2026 03:42:12 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



WARRANTY DEED

THIS WARRANTY DEED, executed this 23rd day of September, 2026, between Patricia J. Faulborn, a single woman, whose address is 4219 Tennyson Way, Venice, FL 34293, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property herein described, Grantor, to Patricia J. Faulborn, whose address is 4219 Tennyson Way, Venice, FL 34293, for her life (reserving until herself a life estate hereunder) without any liability for waste and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein below in fee simple, absolute, with or without consideration and with or without joinder of the remainderman and with full power and authority to retain any and all proceeds generated thereby, Grantor further reserves unto herself the right to cancel this deed by reconveyance to the Grantor which shall destroy any and all rights which the Grantee may possess under this deed and upon the death of the life tenant named herein, the remainder, if any, to Melissa Schuman, whose address is 56 Southern Ave., Rensselaer, NY 12144, Russell Faulborn, whose address is 4219 Tennyson Way, Venice, FL 34293 and Douglas Faulborn, whose address is 4219 Tennyson Way, Venice, FL 34293, Joint Tenants With Rights of Survivorship, Grantees.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, release and convey unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being the County of Sarasota, State of Florida, to-wit:

Lot 36, WOODMERE LAKES UNIT 3, according to the Plat thereof, recorded in Plat Book 40, Page(s) 5, 5A through 5C, of the Public Records of Sarasota County, Florida.

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

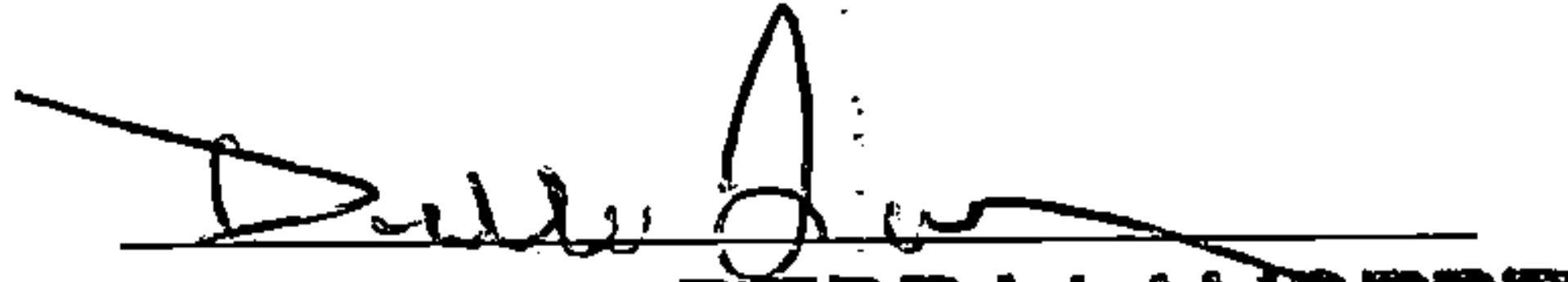
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

Grantor fully warrants the title to the Real Property herein described and will defend the same against all lawful claims of all persons whomsoever with the exception of covenants, reservations, restrictions and easements of record, if any and taxes for the current year and subsequent years.

NOTE: the life tenant reserves the right to sell, convey, mortgage, commit waste, lease, and otherwise deal with the subject property on his signature alone without the necessity of joinder by the remainderman. The life tenant may do anything with regard to the property on her signature alone, just as if she owned an undivided fee simple interest including changing the remainderman or extinguishing the remainder interest altogether without joinder of the remainderman.

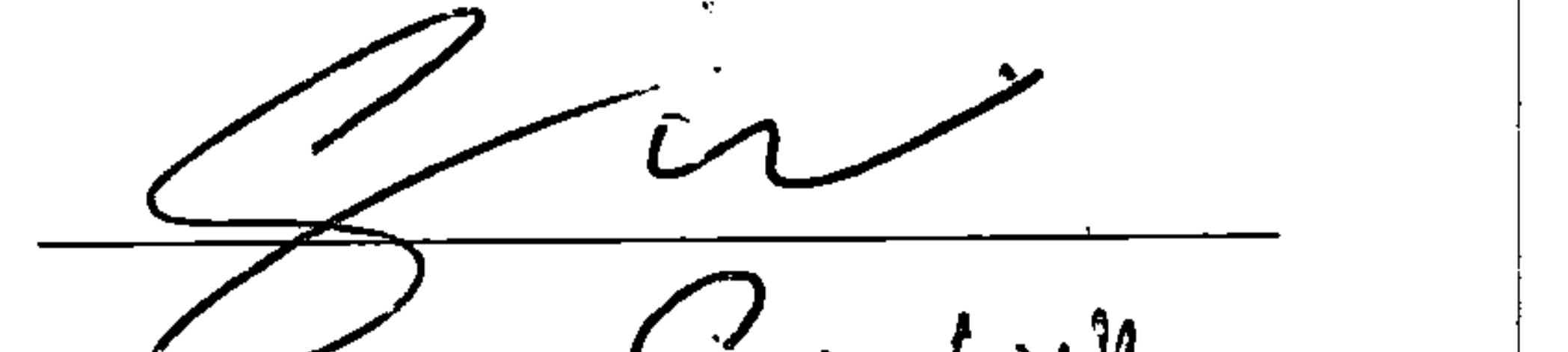
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

WITNESS:


Print Name: DEBRA LAMBERT

Address: 355 W. Venice Ave., Venice, FL 34285


PATRICIA J. FAULBORN

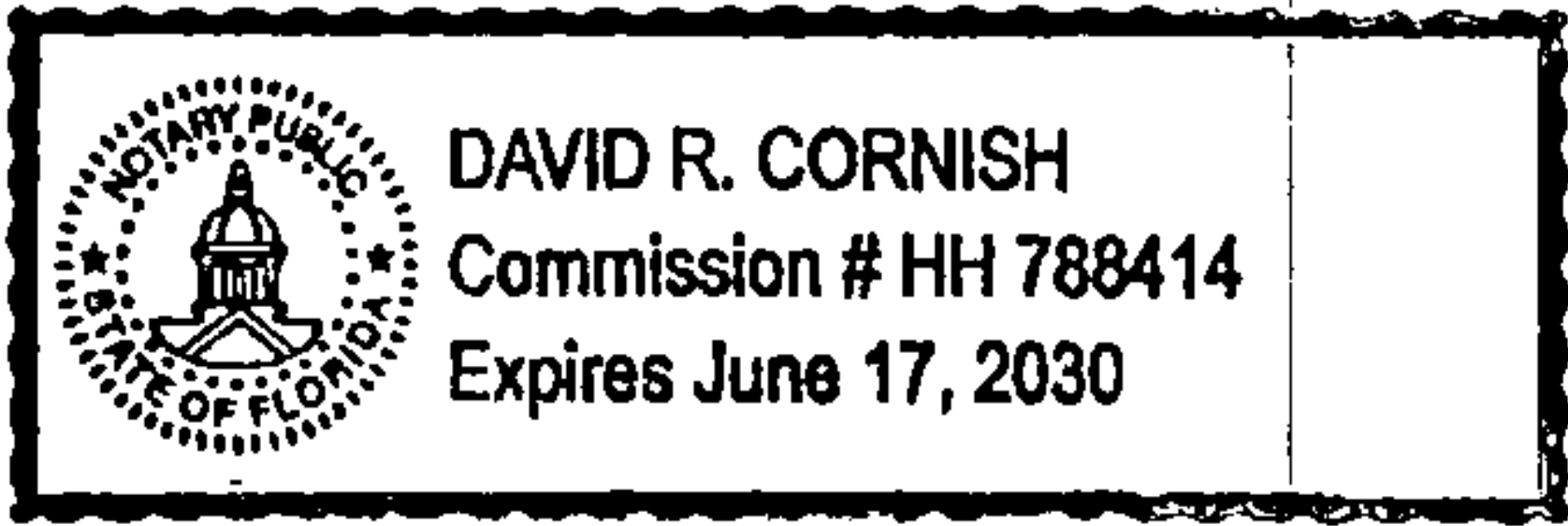

Print Name: Craig Wilmos

Address: 355 W. Venice Ave., Venice, FL 34285

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization, this 23rd day of September 2026, by Patricia J. Faulborn, a single woman, who (Notary choose one) ☒ is personally known to me or who ☐ has produced _____ as identification.



A handwritten signature in dark ink, appearing to read "David R. Cornish".

NOTARY PUBLIC

A handwritten version of the notary's name, "David R. Cornish", in dark ink.

Print Name of Notary Public

My Commission Expires: 06/17/2030