

3/27/2026 4:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472839

Doc Stamp-Deed: \$1,246.00

Prepared By and Return To:
Matthew J. Thompson Esq.
Kauffman Thompson, PLLC
1990 Main Street, Suite 725
Sarasota, FL 34236
(941) 479-3006
File No: 5355.00001

Warranty Deed

This Warranty Deed is made effective as of the 27th day of March, 2026 by **PREMIER CUSTOM FINISHES, LLC, A FLORIDA LIMITED LIABILITY COMPANY** (“*Grantor*”), whose post office address is: 5925 Cedarwood Lane, Bradenton, FL 34203, to **NORMAN BRENNEMAN AND AMY BRENNEMAN, HUSBAND AND WIFE** (“*Grantee*”), whose post office address is: 4366 Mercer Street, Sandy Lake, PA 16145.

Witnesseth, that the Grantor, for and in consideration of the sum of **\$178,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

Lot 2 and the South 16.66 ft. of Lot 3, Block D, OAK SHORES, according the to plat thereof, recorded in Plat Book 6, Page 2, of the Public Records of Sarasota County, Florida.

The Property Appraiser’s Parcel Identification Number of the Property described above is **0054-10-0054**

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.


Grantor confirms and warrants that the Property is not Grantor’s homestead nor that of Grantor’s immediate family nor is it contiguous thereto.


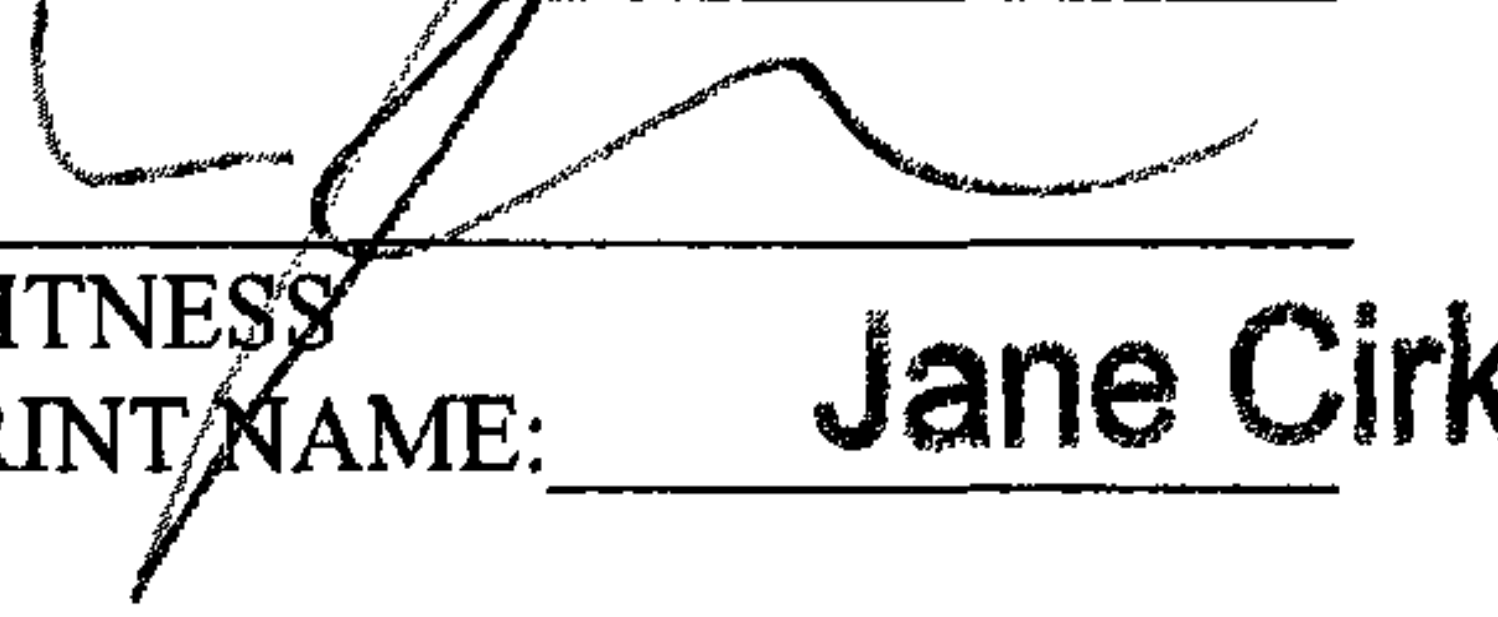
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the title against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

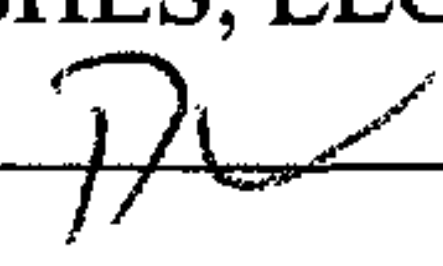
PREMIER CUSTOM FINISHES, LLC, a Florida limited liability company

By: 
RICHARD KATRA, Manager

WITNESS
PRINT NAME:  **Maria Rasmussen**
WITNESS
PRINT NAME:  **Jane Cirksena**

1990 Main St., Ste.725
Sarasota, FL 34236
WITNESS 1 ADDRESS
1990 Main St., Ste.725
Sarasota, FL 34236
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 27th day of March, 2026, by RICHARD KATRA, Manager of PREMIER CUSTOM FINISHES, LLC, a Florida limited liability company, who is/are personally known to me or who has/have produced  as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



MARIA RASMUSSEN
Commission # HH 693711
Expires September 2, 2027