

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040580 2 PG(S)**

Consideration: \$485,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-8616-002

**3/30/2026 10:51 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3473029**

Doc Stamp-Deed: \$3,395.00

Property Appraiser's Parcel ID No.: 0421050025

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 27th day of March, 2026, by and between **JENS NELSON JORGENSEN, INDIVIDUALLY AND AS SUCCESSOR-TRUSTEE OF THE JORGENSEN FAMILY JOINT LIVING TRUST UNDER AGREEMENT DATED JUNE 28, 2011**, whose address is **23 Marsh Street, Quincy, MA 02169** (hereinafter "GRANTOR"), and **KEN H. VUKEL AND FETIJA VUKEL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1008 Beckley Circle, Venice, FL 34292** (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 361, THE ESTATES OF CHESTNUT CREEK NO. IV, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 22 THROUGH 22C, 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 property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor herein represents that they are the sole trustee 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.

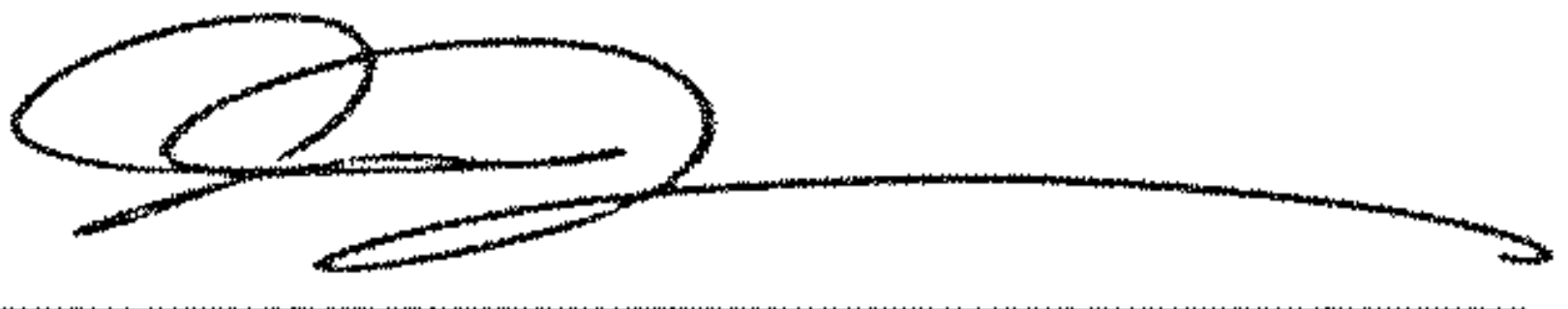
Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Elizabeth Zelaya
Printed Name Elizabeth Zelaya
P.O. Address 300 S Danville St
Willis, TX 77378

**JENS NELSON JORGENSEN, INDIVIDUALLY
AND AS SUCCESSOR-TRUSTEE OF THE
JORGENSEN FAMILY JOINT LIVING TRUST
UNDER AGREEMENT DATED JUNE 28, 2011**

By: 
**Jens Nelson Jorgensen, Individually
and as Successor-Trustee aforesaid**

(2) Broderick Thomas
Printed Name Broderick Thomas
P.O. Address 600 W. 6th Street, Suite 400
Fort Worth, TX 76102

STATE OF Texas

COUNTY OF Johnson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of March, 2026, by Jens Nelson Jorgensen, Individually and as Successor-Trustee of the Jorgensen Family Joint Living Trust under Agreement dated June 28, 2011, who is personally known to me or who has produced Driver License as identification.

Broderick Thomas
Signature of Notary Public

Broderick Thomas
Print, Type/Stamp Name of Notary

My Commission Expires: 07/27/2028

