

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040956 2 PG(S)**

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7313-8152
Purchase Price: \$1,425,000.00

3/30/2026 2:29 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

EPN

Receipt # 3473338

Doc Stamp-Deed: \$9,975.00

GENERAL WARRANTY DEED

Made this March 26, 2026 A.D. By **Matthew J. Lutze, an unmarried man**, whose post office address is 210 Market St., Lewisberry, Pennsylvania 17339, hereinafter called the Grantor, to **Carolyn Ann Fagan and Dennis Fagan, husband and wife**, whose post office address is 2505 Lavin Ct., Troy, New York 12180, 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 Manatee County, Florida, viz:

UNIT NO. 304, THE PLAYERS CLUB III, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEROF, AS RECORDED IN OFFICIAL RECORDS BOOK 1498, PAGE 173, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2026 and all subsequent years.

Parcel ID Number: **0009053014**

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 accruing subsequent to December 31, 2025.

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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:

Jaylin Barmon
Witness Signature
Jaylin Barmon
Witness Printed Name

1613 Fruitville Rd
Sarasota, FL 34236
Witness Address

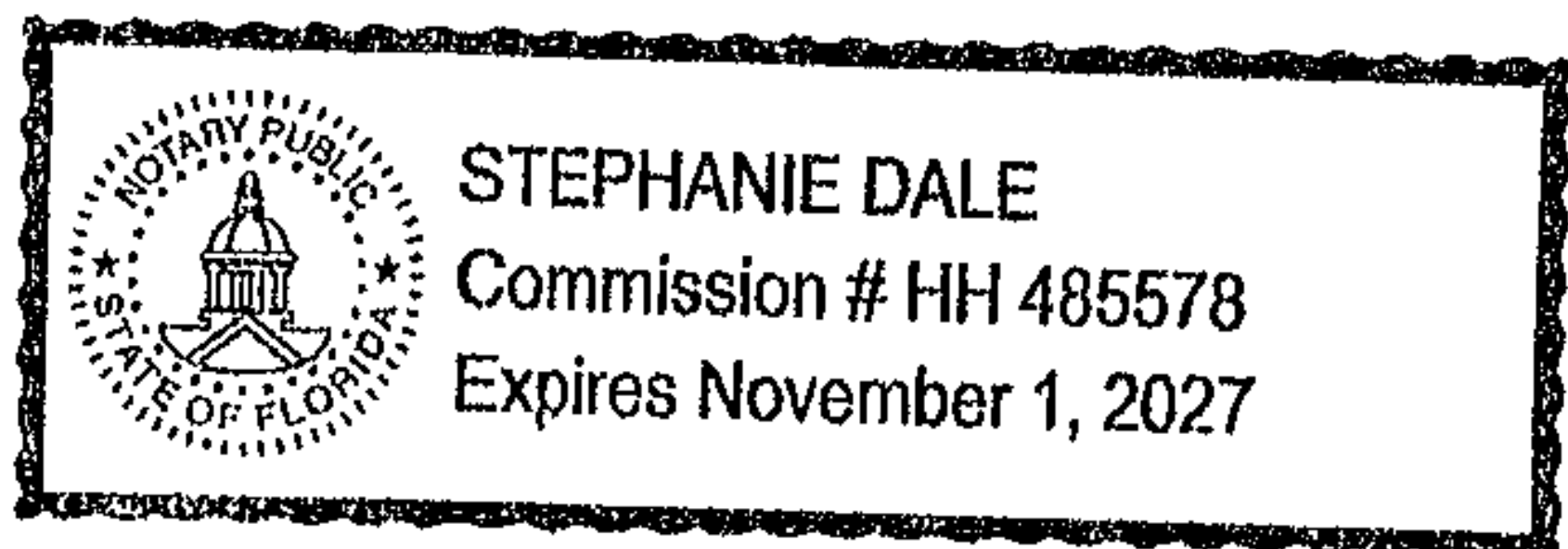
Stephanie Dale
Witness Signature
Stephanie Dale
Witness Printed Name

1613 Fruitville Rd
Sarasota, FL 34236
Witness Address

Matthew J. Lutze
Matthew J. Lutze

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of March, 2026, by Matthew J. Lutze, who is personally known to me or who has produced PADL as identification.



Stephanie Dale
Notary Public
Printed Name: Stephanie Dale
My Commission Expires: _____