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3/30/2026 2:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473362

Consideration: \$30,900.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: T.R. Smith, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-47888-001

Doc Stamp-Deed: \$216.30

Property Appraiser's Parcel ID No.: 0944150208

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of March, 2026, by and between **HEINZ MURI**, whose address is **Neustudenhof 24, Kriens, Luzern 6010, Switzerland** (hereinafter "GRANTOR"), and **STEPHEN KWEKEL AND CANDACE KWEKEL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **180 Rutland Road, Venice, FL 34293** (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:

LOTS 8 AND 9, BLOCK 1502, 30TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 14, 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.

(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) [Signature]
Printed Name Alexandre Prof
P.O. Address Juchues 10,
6012 Obernai

[Signature]
Heinz Muri

(2) [Signature]
Printed Name Brigitte Senn
P.O. Address Mühlbach 14
6010 Kiens

STATE/COUNTRY OF Schweiz

COUNTY/CANTON OF Luzern

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of March, 2026, by Heinz Muri, who is personally known to me or who has produced Pass X0193897 as identification.

[Signature]
Signature of Notary Public
Guido Solari
Print, Type/Stamp Name of Notary

