

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041350 2 PG(S)

3/31/2026 11:50 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473693

Prepared by and Return To:
Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Doc Stamp-Deed: \$2,058.00

Order No.: FTPA26-157533

APN/Parcel ID(s): 0424050025

WARRANTY DEED

THIS WARRANTY DEED dated MARCH 27, 2026, by Jerald Fenner and Brandi Fenner, husband and wife, hereinafter called the grantor, to Stanley T. Kastrava and Susan B. Kastrava, husband and wife, whose post office address is 688 Back Nine Dr, Venice, FL 34285, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 412, "Pelican Pointe Golf & Country Club, Unit 6", according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 18, 18A through 18G, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

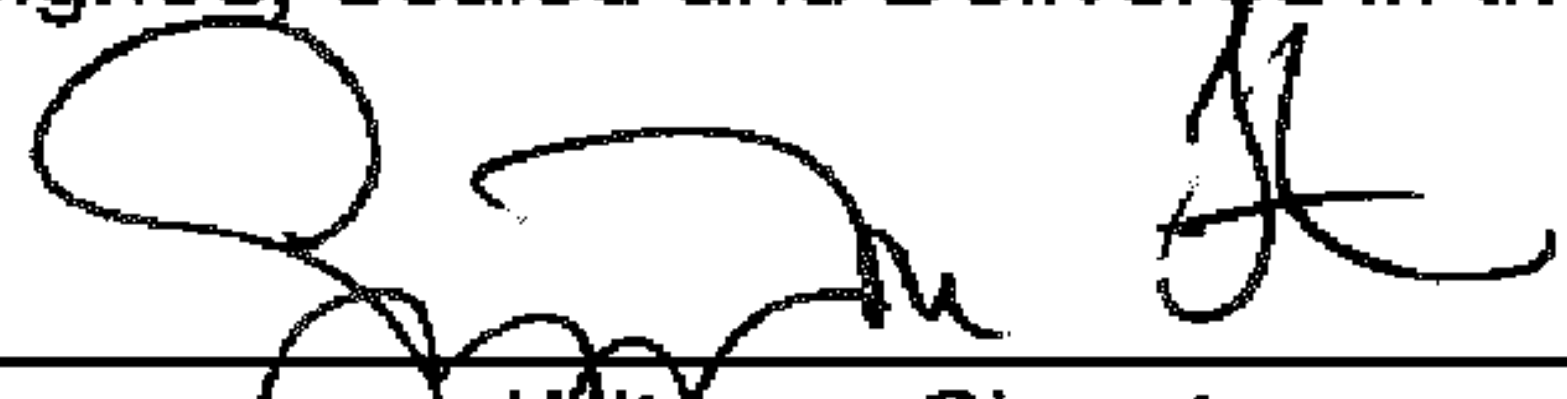
TO HAVE AND TO HOLD the same in Fee Simple forever.

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, 2026.

WARRANTY DEED
(continued)


IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


Signed, Sealed and Delivered in the presence of:



Witness Signature
Gregory M. Fisher
Print Name


Address: 189 Center Rd.
Venice, FL 3485



Jerald Fenner


Brandi Fenner

Address: 688 Beckline Dr
Venice, FL 34285

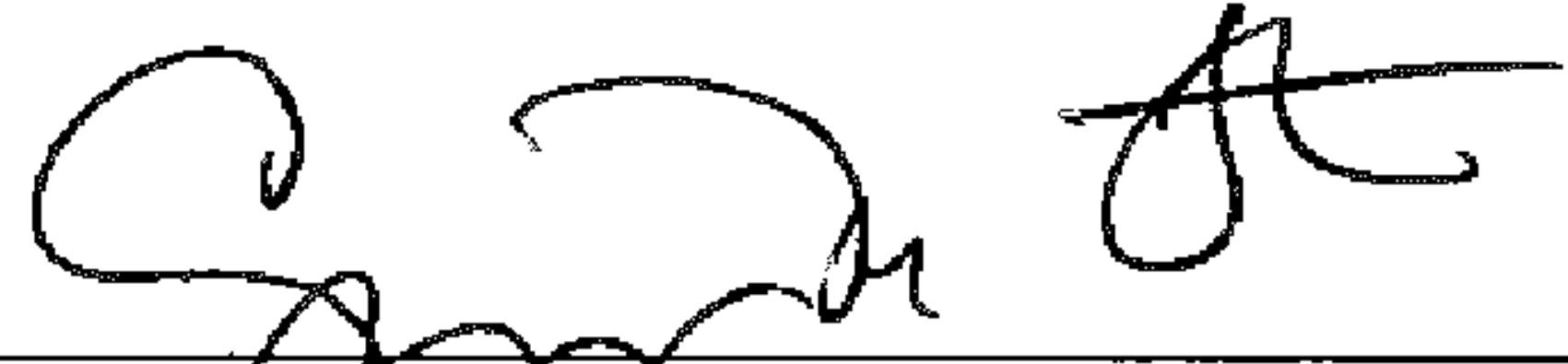


Witness Signature
Tina Casselli
Print Name

Address: 189 Center Rd.
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 21 day of MARCH, 2026, by Jerald Fenner and Brandi Fenner, to me known to be the person(s) described in or who has/have produced Drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



Name: _____
Notary Public in and for the State of FLORIDA
My Commission Expires: _____

