

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041522 2 PG(S)**

3/31/2026 1:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473836

Consideration: \$440,000.00

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

Doc Stamp-Deed: \$3,080.00

Property Appraiser's Parcel ID No.: 0374010107

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 27th day of March, 2026, by and between **MICHAEL P. DENEEN AND JENNIFER L. DENEEN, HUSBAND AND WIFE**, whose address is **142 Rimini Way, Venice, FL 34275** (hereinafter "GRANTOR"), and **MARY N. KONDRAT, AS TRUSTEE OF THE PATRICK K. AND MARY N. KONDRAT TRUST DATED NOVEMBER 30, 2015**, whose address is **649 Macedonia Dr, Punta Gorda, FL 33950** (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 7, BLOCK 1, VENETIAN GOLF & RIVER CLUB, PHASE I, ACCORDING THE TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 15, 15A THROUGH 15H, INCLUSIVE, 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.

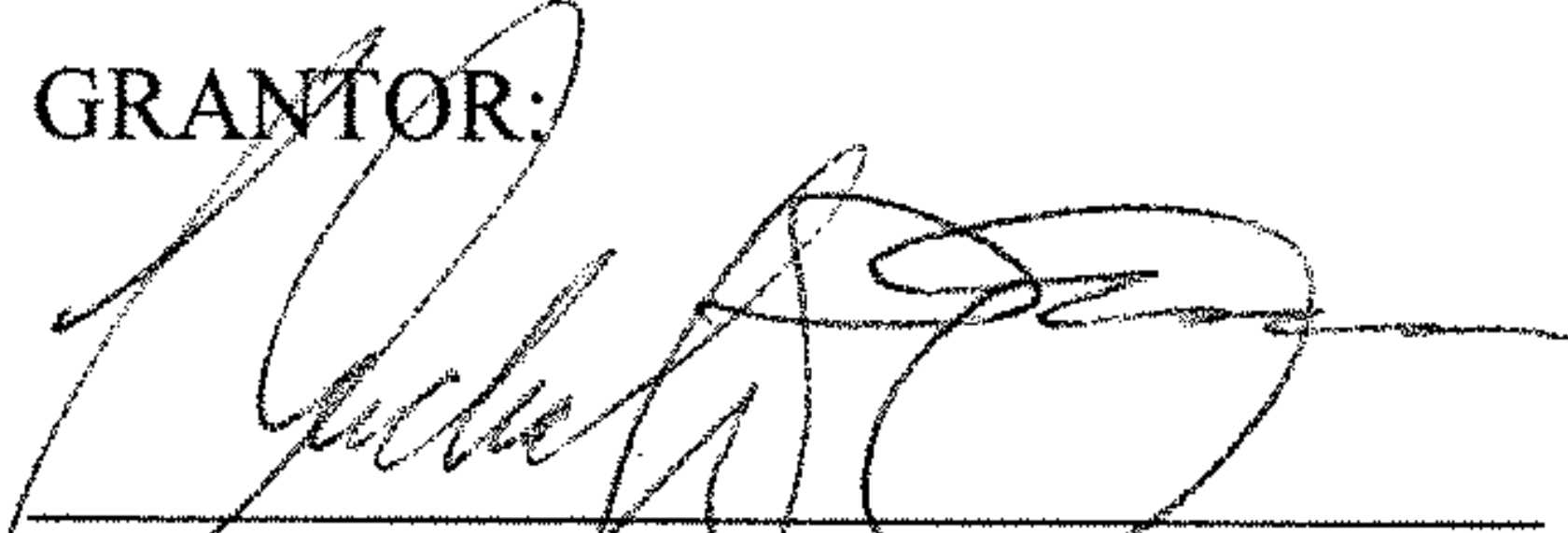
Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

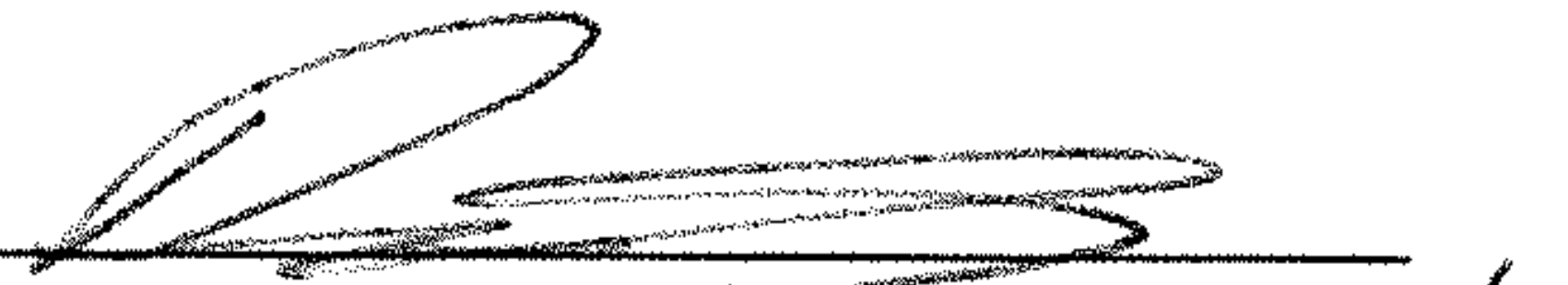
(acknowledgment signatures on following page)

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:

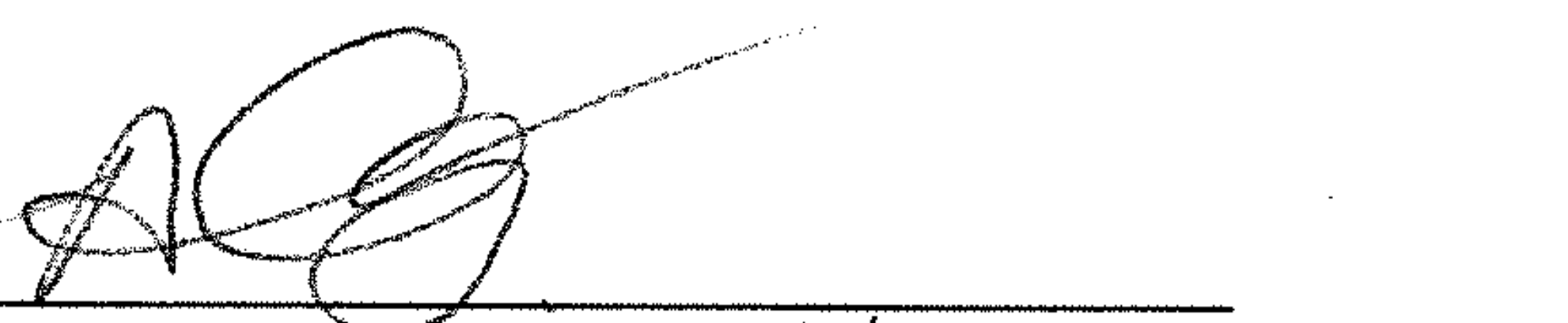
WITNESSES:

GRANTOR:

Michael P. Deneen

(1) 
Printed Name Andrew Conaboy
P.O. Address _____

201 Center Rd. Ste. 210
Venice, FL 34285



Jennifer L. Deneen

(2) 
Printed Name Nicole Hargreave
P.O. Address _____

201 Center Rd. Ste. 210
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 24th day of March, 2026, by Michael P. Deneen and Jennifer L. Deneen, who is/are personally known to me or who has/have produced Driver license as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

