

3/31/2026 2:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473980

Prepared by and return to:

Kaitlyn Bowerman

Baldwin Park Title

4776 New Broad Street

Ste 150

Orlando, FL 32814

(407) 986-9803

File No BPT-2026-2737

Parcel Identification No 0388-03-0006

Doc Stamp-Deed: \$4,025.00

WARRANTY DEED

THE GRANTOR(s): **Andrew Dall and Lois Dall, husband and wife** Whose address is: 1041 Capri Isles Boulevard, Apt 224, Venice, FL 34292 (the "Grantor")

Conveys and warrants to: **Daniel Gardner, a single man**, Whose address is: 1763 Cartina Way, Venice, FL 34292 (the "Grantee") (Which Terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten and No/100 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 situated in County of Sarasota, State of Florida:

LOT 115, WATERFORD TRACT K - PHASE THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE(S) 6, THROUGH 6B, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Tax Parcel No: **0388-03-0006**

Commonly known as: **1763 Cartina Way, Venice, FL 34292**

Grantor hereby warrants that the above captioned property is his/her homestead as defined in the Constitution of the State of Florida

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s):

Dated: **March 31, 2026**

Signed, sealed and delivered in our presence:

Andrew Dall

Andrew Dall

Lois Dall

Lois Dall

Andrew Conaboy

First Witness Signature:

Andrew Conaboy

First Witness Printed Name:

201 Center Road, Venice, FL 33585

First Witness Address:

Capital K. Cash

Second Witness Signature:

Capital K. Cash

Second Witness Printed Name:

400 Bruce Dr Ave Venice FL 34288

Second Witness Address:

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 Andrew Dall and Lois Dall, () who is/are personally known to me or () who has/have produced Driver license as identification.

Andrew Conaboy

Signature of Notary Public

Print, Type/Stamp Name of Notary

