

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042313 2 PG(S)

4/1/2026 11:50 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474473

Doc Stamp-Deed: \$1,505.00

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-013.S

WARRANTY DEED

This Indenture, made on this 1st day of April 2026 by **John L. Waldi and Terrilyn A. Waldi, husband and wife, individually, and as Co-Trustees of The Waldi Joint Trust u/a dated December 13, 2004**, whose address is 59016 Glacier Club Dr., Washington, Michigan 48094, hereinafter called the grantors, to **Sigrid Carolina Peterson, a single woman** whose address is 266 Cerromar Way S. #55, Venice, Florida 34293, hereinafter called the grantees:

(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 grantors, for and in consideration of the sum of **Two Hundred Fifteen Thousand dollars & no cents, (\$215,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **Sarasota County, Florida, viz:**

UNIT 55, AUGUSTA VILLAS AT THE PLANTATION, PHASE III, A CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1455, PAGE 538, AS AMENDED, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 17, PAGE 25, AS AMENDED IN CONDOMINIUM BOOK 18, PAGE 6, AND CONDOMINIUM BOOK 19, PAGE 2, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0443051055**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witnesses:

Witness Signature *Juliette L Gettle*

Witness Printed Name Juliette L Gettle

Witness Address 3400 S. Tamiami Tr.

Sarasota, FL 34239

Witness Signature *Deborah-Ann Ritchie*

Witness Printed Name Deborah-Ann Ritchie

Witness Address 3400 S. Tamiami Tr.

Sarasota, FL 34239

John L. Waldi
John L. Waldi, individually and as Co-Trustee of The
Waldi Joint Trust u/a dated December 13, 2004

Terrilyn A. Waldi
Terrilyn A. Waldi, individually and as Co-Trustee of the
Waldi Joint Trust u/a dated December 13, 2004

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on March 30, 2026, by John L. Waldi and Terrilyn A. Waldi, husband and wife, individually and as Co-Trustees of The Waldi Joint Trust u/a dated December 13, 2004, who () are personally known to me or who have produced photo IDs as identification.

Juliette L Gettle
Notary Public - Signature
Print Name: Juliette L Gettle
My Commission Expires: _____

SEAL:

