

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026043325 2 PG(S)**

Consideration: \$364,500.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Mallory Bauer, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-28210-004

4/2/2026 2:21 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3475270

**Doc Stamp-Deed: \$2,551.50**

Property Appraiser's Parcel ID No.: 0376010440

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 31st day of March, 2026, by and between **JERRY M. BERGSTEIN AND RENEE M. BERGSTEIN, husband and wife**, whose address is **8905 Sourwood Court, Indianapolis, IN 46260** (hereinafter "GRANTOR"), and **MONTE EUGENE CHANCE AND MARY BETH CHANCE, husband and wife, as tenants by the entirety**, whose address is **118 Mestre Place, Nokomis, FL 34275** (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 44, VENETIAN GOLF & RIVER CLUB, PHASE 3G, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGES 46, 46A AND 46B, 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.

*(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:

(1) Anna Karch  
Printed Name Anna Karch  
P.O. Address 9107 Northeastern Avenue  
Indianapolis, IN 46239

(2) Mark Ulbrich  
Printed Name Mark Ulbrich  
P.O. Address 8433 Castle Farms Road  
Indianapolis, IN 46256

GRANTOR:

Jerry M. Bergstein  
Jerry M. Bergstein

Renee M. Bergstein  
Renee M. Bergstein

STATE OF INDIANA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of March, 2026, by Jerry M. Bergstein and Renee M. Bergstein,  who are personally known to me or  who have produced Driver's Licenses as identification.

Mark Ulbrich  
Signature of Notary Public

Mark Ulbrich  
Print, Type/Stamp Name of Notary

