

4/6/2026 10:46 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475859

Consideration: \$2,850,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47967-001

Doc Stamp-Deed: \$19,950.00

Property Appraiser's Parcel ID No.: 2010015025

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 3rd day of April, 2026, by and between **JOSEPH WOLFER AND CAROL WOLFER, HUSBAND AND WIFE**, whose address is **200 Old Hook Road, Apt. 440, Harrington Park, NJ 07640** (hereinafter "GRANTOR"), and **CHARLES KLIPPEL, A SINGLE MAN**, whose address is **19457 Ganton Avenue, Bradenton, FL 34202** (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:

UNIT 801 OF THE TOWER RESIDENCES, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2003110394, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS

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) *Allyn L. Blake*
Printed Name ALDYN L BLAKE
P.O. Address 332 DAKOTA ST
PATERSON NJ 07503

(2) *Althea E. Clarke*
Printed Name Althea E Clarke
P.O. Address 690 E 28th St
PATERSON, NJ 07504

GRANTOR:

Joseph Wolfer
Joseph Wolfer

Carol Wolfer
Carol Wolfer

STATE OF New Jersey
COUNTY OF Bergen

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 31 day of May, 2026, by Joseph Wolfer and Carol Wolfer, () who are personally known to me or (X) who have produced NJ DL & USA Passport as identification.
FLDL

Althea E. Clarke
Signature of Notary Public

(AFFIX SEAL)

Althea E Clarke
Print, Type/Stamp Name of Notary

My Commission Expires: 10-25-26

