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INSTRUMENT # 2026045103 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476763

Doc Stamp-Deed: \$560.00

Prepared by and Return To:
Greg Fisher
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-157608

APN/Parcel ID(s): 0384090027

WARRANTY DEED

THIS WARRANTY DEED dated April 2, 2026, by Walter L. Walchle, a single man, Individually and as Trustee of the Walter L. Walchle and Sharon L. Walchle Joint Trust dated 08/02/2002, hereinafter called the grantor, to Kyle M. Mabe, whose post office address is 204 N Verona St, Nokomis, FL 34275, hereinafter called the grantee:

(Wherever used herein the terms "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 grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 14, Block 64, Venice By-Way, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 61, of the Public Records of Sarasota County, Florida.

Together with the mobile home located thereon; 1950-ALMA, VIN #L914, Title #7705595

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Gregory M. Fisher
Print Name

Address: 189 Center Rd.

Venice, FL 34285

[Signature]
Witness Signature

Tina Casselli
Print Name

Address: 189 Center Rd.

Venice, FL 34285

Walter L. Wachle and Sharon L. Walchle Joint Trust
dated 08/02/2002

BY: [Signature]
Walter L. Walchle, Individually and as
Trustee

Address: 919 Garland Ave
Nokomis, FL 34275

State of FLORIDA
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 2nd day of April, 2026,
by Walter L. Walchle, Individually and as Trustee, to me known to be the
person(s) described in or who has/have produced DRIVERS LICENSE as identification and who
executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
Name: _____
Notary Public in and for the State of FLORIDA
My Commission Expires: _____

