

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026045527 2 PG(S)**

Consideration: \$565,000.00

Prepared by and return to:
Opus Title, LLC
Attn:Lori Bo
PO Box 5947
Sarasota, FL 34277
OTL-26-425

4/7/2026 4:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3477106

Doc Stamp-Deed: \$3,955.00

Property Appraiser's Parcel ID No.: Property 1:
0446-08-0052

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 6th day of April, 2026, by and between **DAVID CUMMINGS AND ANNE CUMMINGS, husband and wife**, whose address is **46-1150 Skyview Dr, Burlington, Ontario L7P4X5, Canada** (hereinafter "GRANTOR"), and **ANTHONY R. DEUTSCH AND ANITA DEUTSCH, husband and wife, as tenants by the entirety**, whose address is **5077 Seagrass Drive, Venice, FL 34293** (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 90, WHITESTONE AT SOUTHWOOD UNIT II, PHASE III, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGES 49, 49A AND 49B, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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:

GRANTOR:

(1) *Tejjana Gavrushko*
Printed Name TEJJANA GAVRUSHKO
P.O. Address 331 W Venice AVE
Venice, FL 34285

David Cummings
David Cummings
Anne Cummings
Anne Cummings

(2) *Lori Bo*
Printed Name: Lori Bo
P.O. Address: 400 Barcelona Avenue
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 6th day of April, 2026, by David Cummings and Anne Cummings, () who are personally known to me or (X) who have produced Canadian DL as identification.
(Ontario)

Lori Bo
Signature of Notary Public

Print, Type/Stamp Name of Notary

