

Consideration: \$4,200,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Jamie Adam Ebling, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48088-001

4/10/2026 9:20 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3478457

Doc Stamp-Deed: \$29,400.00

Property Appraiser's Parcel ID No.: 0233050010

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 9th day of April, 2026, by and between **SCOTT F. SCHAEFFER AND LINDA SCHAEFFER, HUSBAND AND WIFE**, whose address is **144 North Casey Key Road, Osprey, FL 34229** (hereinafter "GRANTOR"), and **LIANE J. PELLETIER, A SINGLE WOMAN**, whose address is **3927 Founders Club Drive, Sarasota, FL 34240** (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 I-3, FOUNDERS CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 30, 30A THROUGH 30T, 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:

GRANTOR:

(1)   
Printed Name Jordan Doolittle  
P.O. Address 8433 Enterprise Cir, Ste 200  
Lakewood Ranch, FL 34202

  
Scott F. Schaeffer

  
Linda Schaeffer

(2)   
Printed Name Jasmine Leathers  
P.O. Address 8433 Enterprise Cir, Ste 200  
Lakewood Ranch, FL 34202

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of April, 2026, by Scott F. Schaeffer and Linda Schaeffer, ☐ who is/are personally known to me or ☒ who has/have produced FL DLs as identification.

  
Signature of Notary Public

Print, Type/Stamp Name of Notary

