

Prepared by
Ann Grano
✓ Alliance Group Title, LLC
1072 E Venice Avenue
Venice, Florida 34285

File Number 26-106

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026047815 2 PG(S)
April 13 2026 09 37 42 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY FL

Doc Stamp-Deed \$3 465 00



General Warranty Deed

This Indenture, made this April 10, 2026 A D By **Hans W Finzel and Donna J Finzel, husband and wife**, whose mailing address is 9585 Harford Court, Highlands Ranch, Colorado 80126, hereinafter called the grantor, to **Matthew D Bartman and Amy Jo Bartman, husband and wife**, whose post office address is 1500 Cochran Road, Apt 511, Pittsburgh, Pennsylvania 15243, hereinafter called the grantee

(Whenever used herein the term 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 Dollars, (\$10 00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz

Lot 42, Devonshire North, Phase 3, according to the map or plat thereof, as recorded in Plat Book 34, Page(s) 43, of the Public Records of Sarasota County, Florida

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon

Parcel ID Number 0388090048

Subject to reservations, restrictions, and easements of record

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence

Ann K. Grano
Witness Printed Name **Ann K. Grano**
Address 1072 E. Venice Avenue, Venice, FL 34285

Hans W. Finzel (Seal)
Hans W Finzel
Address 9585 Harford Court, Highlands Ranch, Colorado 80126

Kimberly Werla
Witness Printed Name **Kimberly Werla**
Address 1072 E. Venice Ave, Venice FL 34285

Donna J. Finzel (Seal)
Donna J Finzel
Address 9585 Harford Court, Highlands Ranch, Colorado 80126

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of April, 2026, by Hans W Finzel and Donna J Finzel, husband and wife, who are personally known to me or who has produced driver's licenses as identification



Ann K. Grano
Notary Public
Print Name **Ann K. Grano**
My Commission Expires _____