

Prepared by and return to:
Kelly Wise
Premier Title Partners of Florida LLC
1777 Tamiami Trail, Unit 501-23, Port Charlotte, FL 33948
(941) 395-0140
File No PREMACT26-130F

4/15/2026 1:34 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3480749

Parcel Identification No 0475-16-2001

Doc Stamp-Deed: \$1,505.00

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WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 14 day of April, 2026 between Herbert H. Glaesel, a single man, whose post office address is _____, of the County of Sarasota, State of Florida, Grantor, to Rebecca Lee Van Duyne and Dennis Van Duyne, wife and husband, whose post office address is PO Box 291, Tetonia, ID 83452, of the County of Teton Valley, State of Idaho, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 109 of Manasota Beach Gardens, Building 2, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1211, Page(s) 1919, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]

WITNESS
Paige Schneider

Printed Name of First Witness

Address:
1777 Tamiami Trl
Port Charlotte, FL

Herbert H. Glaesel
Herbert H. Glaesel

[Handwritten Signature]
WITNESS

Kelly Wise
Printed Name of Second Witness

Address:
1777 Tamiami Trl.
Port Charlotte, FL 33948

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of April, 2026, by Herbert H. Glaesel, who is/are personally known to me or who has/have produced FL DL as identification.

[Handwritten Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

