

Prepared by and Return to:
Sandra Cruz
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-293-SXC
Sales Price: Price: \$665,000.00

4/15/2026 2:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3480819

Doc Stamp-Deed: \$4,655.00

General Warranty Deed

Made this 15th day of April, 2026 By **Gerhard Heidersberger and Maryann Heidersberger, husband and wife**, whose address is: 1555 Satin Leaf Court, Delray Beach, FL 33445, hereinafter called the grantor, to **Linda Belstra, and George Howell, as Husband and Wife**, whose post office address is: 5531 Downham Meadows, Sarasota, FL 34235, 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 6, Devonshire Place, according to the map or plat thereof, as recorded in Plat Book 35, Pages 23, 23A through 23D, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0036140034**

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Rose Ronsani
Witness Signature above:

G. Heidersberger
Gerhard Heidersberger
1555 Satin Leaf Court, Delray Beach, FL 33445

Witness print name below:
Rose Ronsani

Maryann Heidersberger
Maryann Heidersberger
1555 Satin Leaf Court, Delray Beach, FL 33445

Witness Address:
1104 NW 50th Dr
Delray Beach, FL 33064

Annika Hansen
Witness Signature above:

Witness print name below:
Annika Hansen

Witness Address:
124 Shore Ct #302, North Palm
Beach, FL 33408

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of April, 2026, by Gerhard Heidersberger and Maryann Heidersberger, who is/are personally known to me or who has/have produced _____ as identification.

Rose Ronsani
Signature of Notary Public

Rose Ronsani
Print, Type/Stamp Name of Notary

