

Prepared by/Return to:
Cemo Title Services, LLC
Mitzi Cemovich
1000 Tamiami Trail S.
Venice, FL 34285
941-485-1110 (tel)
941-237-4977(fax)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026050225 1 PG(S)

4/16/2026 1:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481267

Doc. Stamps - \$1,925.00
PID No. 0452060050

WARRANTY DEED

Doc Stamp-Deed: \$1,925.00

This Indenture, made on April 15, 2026 by LARRY W. LEMBERGER, a single person, whose post office address is: W5175 Dakota Road, Westfield Wisconsin 53964, hereinafter called the GRANTOR, to PAUL UMINSKI, a married person, whose post office address is: 8111 NE 194th Ave., Vancouver, WA 98682 hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that 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:

Lots 7249 and 7250, SOUTH VENICE, UNIT NO. 26, according to the map or plat thereof, recorded in Plat Book 6, Page(s) 73, of the Public Records of Sarasota County, Florida

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. Together with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

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

Signed, sealed and delivered in the presence of:

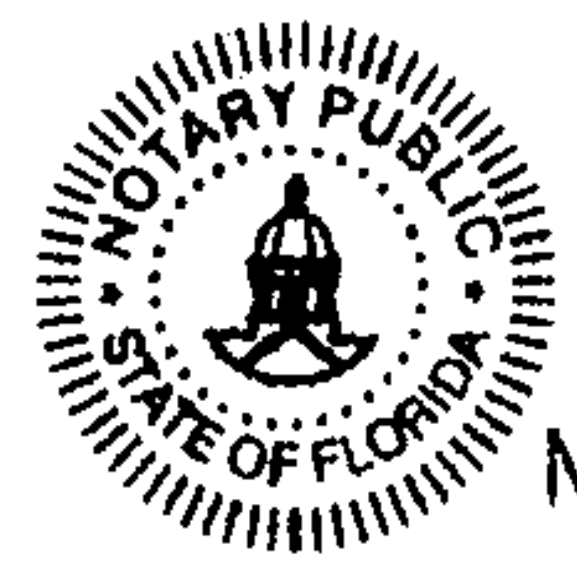
1st Witness Signature: Mitzi Cemovich Larry W. Lemberger
Printed Name: Mitzi Cemovich LARRY W. LEMBERGER
Witness Address: 1000 Tamiami Trail S, Venice FL 34285

2nd Witness Signature: Alicia Wolf
Printed Name: Alicia Wolf
Witness Address: 240 Azure Rd Venice, FL 34293

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of April 2026, by LARRY W. LEMBERGER who has produced WEDL as identification.

[Notary Seal]

 Mitzi Cemovich
Comm.: HH 277557
Expires: July 27, 2026
Notary Public - State of Florida

Mitzi Cemovich
Notary Public Signature