

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026050385 2 PG(S)**

4/16/2026 2:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481411

Consideration: \$490,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48015-002

Doc Stamp-Deed: \$3,430.00

Property Appraiser's Parcel ID No.: 0401020003

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of April, 2026, by and between **Edward H. Friedrich and Judith T. Friedrich, a married couple**, whose address is **12 Larway Ridge, Fairport, NY 14450** (hereinafter "GRANTOR"), and **Rodney J. Lorenzo and Michile M. Lorenzo, a married couple, as tenants by the entirety**, whose address is **764 Sawgrass Bridge Road, Venice, FL 34292** (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 116, SAWGRASS, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 37, AND 37A THROUGH 37R, 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) [Signature]
Printed Name Caroline Fountain
P.O. Address 889 Upper Kellen
Website, NY 14580

[Signature]
Edward H. Friedrich
[Signature]
Judith T. Friedrich

(2) [Signature]
Printed Name Peter Fountain
P.O. Address 889 Upper Kellen
Website, NY 14580

STATE OF New York
COUNTY OF Monroe

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 13th day of April, 2026, by Edward H Friedrich and Judith T Friedrich, () who is/are personally known to me or () who has/have produced US PASSPORT as identification.

[Signature]
Signature of Notary Public

Peter Fountain
Print, Type/Stamp Name of Notary

PETER FOUNTAIN
Notary Public, State of New York
No. 01F06386962
Qualified in Monroe County
Commission Expires 02/04/2027