

4/17/2026 3:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482207

Doc Stamp-Deed: \$1,260.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-314
Parcel ID: 0034081082
Consideration: \$180,000.00

Warranty Deed

Know All Men By These Presents that, **Norbert Hanz and Anna Hanz, husband and wife, and Ulrich Hanz and Erika During, husband and wife**, (henceforth referred to as "Grantor") of **34 Crawford Dr, Ajax, Ontario L1S 3A8, Canada**, for consideration paid, grant to **Stefanie Hanz**, (henceforth referred to as "Grantee") of **4509 Austin Oaks Court, Zionsville, IN 46077**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Unit No. 82, of VILLAGE LAKE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1420, Page 352, of the Public Records of Sarasota County, Florida, together with all amendments thereto and an undivided interest in the common elements appurtenant thereto.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, hereunto set by hands and seals this 17th day of April, 2026

[Signature]
Witness #1 Signature

David Graham
Witness #1 Printed Name

[Signature]
Norbert Hanz

Anna Hanz
Anna Hanz

P.O. Address: 33 CRAWFORD DR.
AAIX ONTARIO CANADA L1S 3A9

[Signature]
Witness #2 Signature

SIERRA WALKER
Witness #2 Printed Name

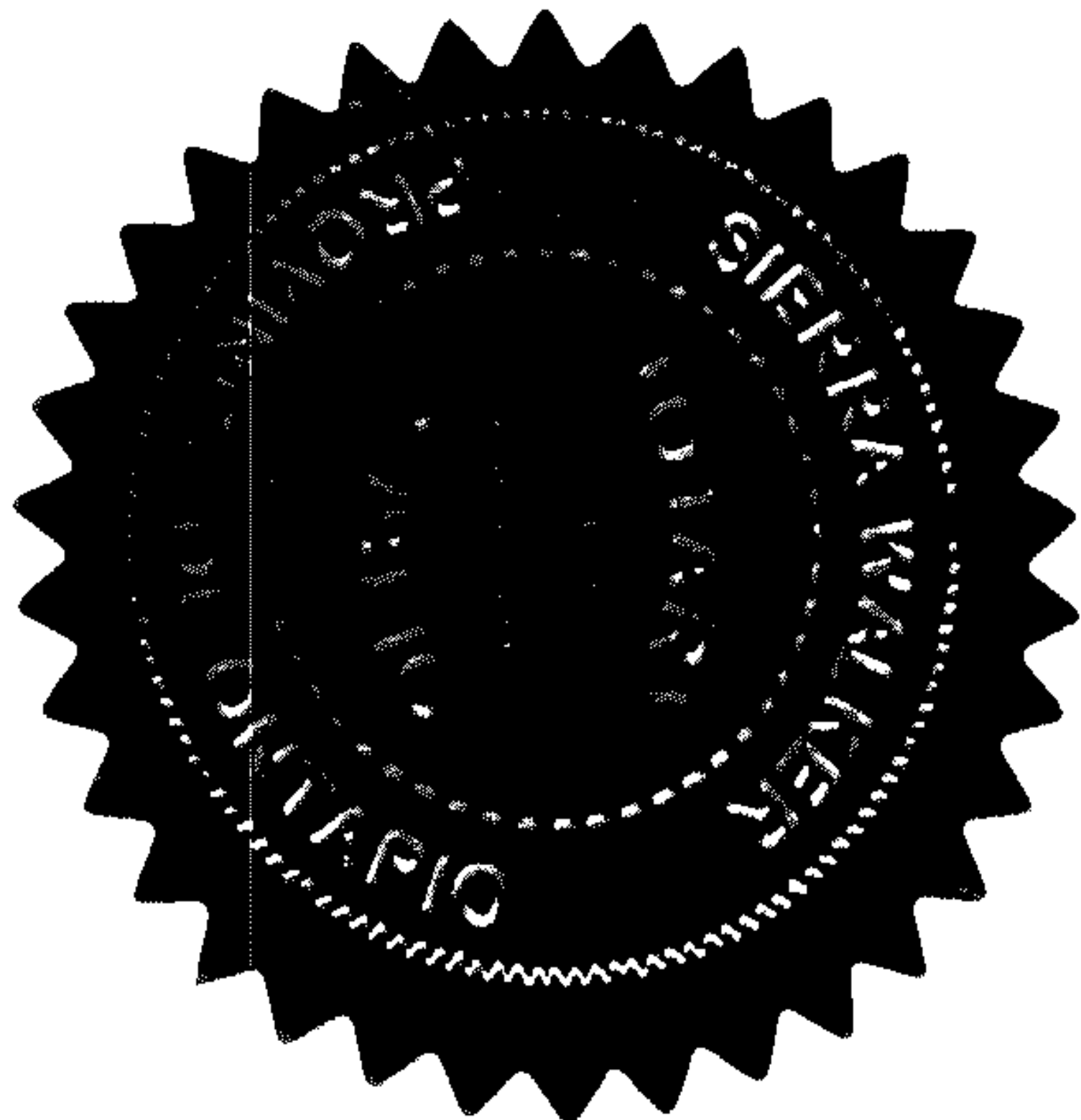
P.O. Address: 15-75 BAYLY ST W
AAIX, ON L1S 7L7 CANADA

PROVINCE OF ONTARIO
COUNTRY OF CANADA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of April, 2026, by Norbert Hanz and Anna Hanz, who is/are personally known to me or who has/have produced DRIVERS LICENCE as identification.

[Signature]
Signature of Notary Public

SIERRA WALKER
Print, Type/Stamp Name of Notary



SIERRA WALKER | Paralegal No. P17253
Notary Public & Commissioner for Oaths in and
for the Province of Ontario. Unlimited commission
swalker@notablenotary.ca | (289) 312-6678
75 Bayly St W, Ste 15 #821, Ajax, ON L1S 7L7

[Signature]
Witness #1 Signature

Isouma Saxe
Witness #1 Printed Name

P.O. Address: 71 Mayapple Cr.
Windsor Ontario

[Signature]
Witness #2 Signature

Cristin Ann Keller
Witness #2 Printed Name

P.O. Address: Walk in Notary
341 Talbot St.
London, Ontario N6A 2R5

[Signature]
Ulrich Hanz

[Signature]
Erika During-Hanz ^{ES}
_{caK}

caK
City of London
PROVINCE OF Ontario
COUNTRY OF CANADA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of April, 2026, by Ulrich Hanz and Erika During-Hanz, (caK) who is/are personally known to me or who has/have produced Ontario Drivers ^{ES} _{caK} as identification.

[Signature]
Signature of Notary Public

Licence
Ulrich Hanz # H0503-75335-60220
Erika During # D9369-23335-55121

Print, Type/Stamp Name of Notary

Cristin Ann Keller
Barrister & Solicitor
Notary Public & Commissioner of Oaths
in and for the province of Ontario.
My commission is of unlimited duration.
No legal advice given.

WALK-IN NOTARY 1888-383-0383
www.walkinnotary.com
info@walkinnotary.com
341 Talbot Street
London, Ontario, N6A 2R5
File No.: 2026-314

WARRANTY DEED