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Plantation, FL 33324

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**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3482972

This Instrument Prepared
under the supervision of:

Doc Stamp-Deed: \$3,150.00

Elizabeth Martinez
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

Property Appraisers Parcel Identification (Folio) No.:
0420-10-0005

Our File No.: 83-26-0179

WARRANTY DEED

This Warranty Deed made this 17th day of April, 2026 by David M Bonga and Monika Rottler aka Monika U Antosy, a married couple, whose mailing address is 1D Olympic Dr., Reading, PA, 19607, hereinafter called the grantor(s), to Michael R Bantz, a married man, whose post office address is 1867 Batello Dr, Venice, FL 34292, hereinafter called the grantee:

(Wherever used herein the terms "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(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lot 5, Block 5, VENETIAN FALLS PHASE 1, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 23, 23A through 23X, inclusive, of the Public Records of Sarasota County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

JEB
First Witness Signature

JENNIFER E. BAIRD
Printed Signature

1500 E VENICE AVE, STE 303

VENICE FL 34292
Address of First Witness

Debora A Villari
Second Witness Signature

Debora A Villari
Printed Signature

1500 E. VENICE AVE, STE 303

VENICE FL 34292
Address of Second Witness

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of March, 2026 by David M Bonga and Monika Rottler aka Monika U Antosy, who has produced ~~DRIVERS LICENSE~~ as identification or is personally known to me to be the persons therein.

David M Bonga
David M Bonga
Monika Rottler
Monika Rottler aka Monika U Antosy

My commission expires:
Seal

JEB
Notary Public, State of Florida

