

4/21/2026 4:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3483748

This Instrument Prepared by and Return to:

Taylor Parr

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260576

Parcel ID: **0428091236**

Florida Documentary Stamps in the amount of **\$1,295.00** have been paid hereon.

Doc Stamp-Deed: **\$1,295.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA _____

WARRANTY DEED

THIS WARRANTY DEED, made the **21st day of April, 2026** by
Thomas S. Piepenbrink and Barbara T. Piepenbrink, Husband and Wife,
whose post office address is 1338 Capri Isles Boulevard, Venice, FL 34292,
herein called the Grantor, to

Stacey Clayton,

whose post office address is 4285 Manfield Drive, Venice, FL 34293,

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, for and in consideration of the sum of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (**\$185,000.00**) 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, State of Florida, viz.:

Unit 364, Building 21, of MISSION LAKES OF VENICE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1498, at page 783, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 18, at page 23, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the Common Elements appurtenant thereto.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to January 1, 2026.

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:

Witness #1:

Cecilia A Vasquez

Signature

Cecilia A Vasquez

Printed Name

119 Storms Ave. Apt. 3 Jersey City, NJ 07306

Full Address

Thomas S. Piepenbrink

Thomas S. Piepenbrink

Barbara T. Piepenbrink

Barbara T. Piepenbrink

Witness #2:

Erin Fussell

Signature

Erin Fussell

Printed Name

12363 Hernando Road North Port, FL 34287

Full Address

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of April, 2026, by Thomas S. Piepenbrink and Barbara T. Piepenbrink, who are personally known to me or who have produced Massachusetts as identification.

Driver's License(s)

Erin Fussell

Signature of Notary Public

Erin Fussell

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

