

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026053445 2 PG(S)**

4/22/2026 1:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484108

Doc Stamp-Deed: \$3,360.00

Prepared by and return to:

Cassandra Grassman
Sun Coast Title Company
5228 Paylor Lane
Sarasota, FL 34240
(941) 306-5890
File No 26-1739

Parcel Identification No 0391040059

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **22nd day of April, 2026** between **Benjamin Robert Steiner and Eunice Steiner, husband and wife**, whose post office address is **267 Winford Rd, Troutman, NC 28166**, of the County of , State of North Carolina, Grantors, to **Martin G. Cassetta and Virginia Cassetta, husband and wife**, whose post office address is **2693 Bradford Drive, West Melbourne, FL 32904**, of the County of Brevard, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 59, CIELO, according to the plat thereof, as recorded in Flat Book 53, Page 288, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


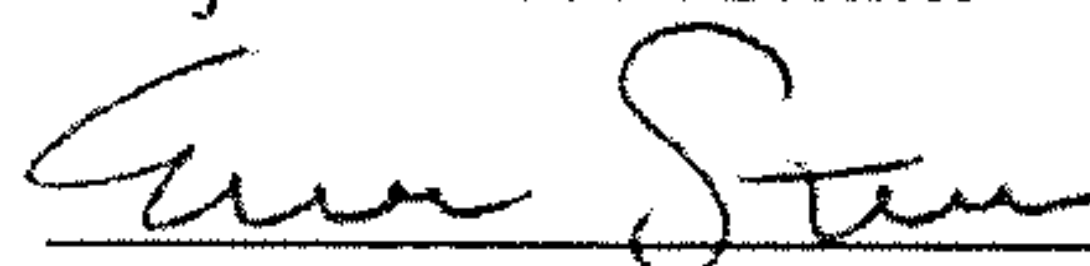
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS
PRINT NAME: Eric Bergstrom
Address: 275 Winford Rd
Trouman, NC 28166


Benjamin Robert Steiner

Eunice Steiner

WITNESS
PRINT NAME: Lisa Bergstrom
Address: 275 Winford Rd
Trouman, NC 28166

STATE OF North Carolina
COUNTY OF Iredell

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of April, 2026, by Benjamin Robert Steiner and Eunice Steiner, who is/are personally known to me or who has/have produced NC DL + FL DL as identification.


Signature of Notary Public

Arnold Howard Jackson
Print, Type/Stamp Name of Notary

