

4/23/2026 1:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484732

Prepared by and return to:

Hayley Baldinelli  
Premier Settlement Services  
1605 Main Street  
Suite 1112  
Sarasota, FL 34236  
(941) 212-1820  
File No 2026-6321

Doc Stamp-Deed: \$5,145.00

Purchase Price: \$735,000.00  
Recording Costs: \$18.50  
Florida Documentary Stamp Tax: \$5,145.00  
Parcel Identification No.: 0375081350

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**THIS INDENTURE** made this **21st day of April, 2026**, between **Stephen Jay Schop and Susan I. Pleskow, husband and wife**, whose post office address is **340 Maraviya Boulevard, Nokomis, FL 34275**, Grantors, to **Diane Loughlin a married woman**, whose post office address is **256 Maraviya Boulevard, Nokomis, FL 34275**, Grantee:

**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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 135, Toscana Isles Unit 1, a subdivision according to the plat thereof recorded in Plat Book 49, Page 32, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantee that Grantors are 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 Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:  
Dineshwar Lall  
Printed Name: Dineshwar Lall  
P.O. Address: 22434 Peachland Blvd  
Port Charlotte FL 33954

Stephen Jay Schop  
Stephen Jay Schop  
Susan I. Pleskow  
Susan I. Pleskow

WITNESSES #2:  
Rabina Lall  
Printed Name: Rabina Lall  
P.O. Address: 22434 Peachland Blvd  
Port Charlotte FL 33954

STATE OF FLORIDA  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (✓) online notarization, this 19th day of April, 2026, by Stephen Jay Schop and Susan I. Pleskow, ( ) who is/are personally known to me or (✓) who has/have produced drivers license as identification.

Dineshwar Lall  
Signature of Notary Public  
Dineshwar Lall  
Print, Type/Stamp Name of Notary

