

4/23/2026 4:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3484985

Prepared by and Return to:  
Peter J. Pike, Esq.  
Pike Law Firm, P.A.  
4901 26<sup>th</sup> Street West  
Bradenton, FL 34207  
Parcel ID No 0485160004  
Our File No 2026-750  
Consideration \$400,000.00

Doc Stamp-Deed: \$2,800.00

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## Warranty Deed

**This indenture** made the 23rd day of April, 2026 between **Martin J. Rini, Jr., a single man, 3464 Saint Johns Road, Frankfort, KY 40601**, Grantor, to **Stacey M. Frazier, a single woman, 1880 Whispering Pines Circle, Englewood, FL 34223**, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 21, ENGLEWOOD PINES, as shown in the Plat/Map thereof as shown recorded in Plat Book 24, Page 48, of the Public Records of Sarasota County, Florida.

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

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property. Grantor's residence and homestead is 3464 Saint Johns Road, Frankfort, KY 40601.

**Being** and intended to be the same premises conveyed to the Grantor herein by deed recorded September 8, 2025 in Instrument No. 2025132992, Public Records of Sarasota County, Florida.

**Subject**, however, to all covenants, conditions, restrictions, reservations, limitations, easements 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.

**Subject to** taxes for 2026 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** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature] [Signature]  
Print Witness Name: Kimberlym Jatch Martin J. Rini, Jr.

Print Witness Addr: 4901 26th St W Ste B  
Bradenton FL 34207

[Signature]

Print Witness Name: Brooke D. Temple

Print Witness Addr: 4901 26th St. W.

Bradenton, FL 34207

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 23rd day of April, 2026, by Martin J. Rini, Jr., () who is personally known to me or () who has produced FL drivers license as identification.

[Signature]  
Signature of Notary Public

Brooke D. Temple  
Print, Type/Stamp Name of Notary



Brooke D. Temple  
Comm.: HH 746191  
Expires: Dec. 3, 2029  
Notary Public - State of Florida