

4/27/2026 1:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485861

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

Doc Stamp-Deed: \$1,225.00

Order No.: 2026-50370JLW

Property Appraiser's Parcel I.D. (folio) Number:

0423101001

## WARRANTY DEED

**THIS WARRANTY DEED** dated April 24, 2026, by **BERNICE A. SODERBERG**, a single woman, Individually and as Trustee of the **BERNICE A. SODERBERG TRUST DATED MAY 2, 2000, AS AMENDED**, whose post office address is 3013 BENT CREEK DRIVE, Valrico, Florida 33596 (the "Grantor"), to **LEONARD J. CARNEY**, a single man, whose post office address is 201 SILVER LAKE DRIVE #101, Venice, FL 34292 (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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

**Unit 101, Building 1, THE GARDENS I AT WATERSIDE VILLAGE, a Condominium according to the Declaration of Condominium recorded in Official Records Book 2776, Page 1085, and all subsequent amendments thereto, and according to the Plat thereof recorded in Condominium Book 30, Page 45, together with its undivided share in the common elements, in the Public Records of Sarasota County, Florida.**

Subject to easements, restrictions, reservations and limitations of record, if any.

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

Neither the Grantor Trustees named herein, nor the spouses thereof, nor anyone for whose support they are responsible reside on or adjacent to the property herein described and said property is not therefore their homestead property.

**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; 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 taxes accruing subsequent to: 2025.

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

Signed, sealed and delivered in presence of:

Linda Holder  
Witness Signature

LINDA HOLDER  
Printed Name of First Witness

1803 BELLE CHASE DR APOPKA  
Address of First Witness FL 32712

ARamos  
Witness Signature

Antonia Ramos  
Printed Name of Second Witness

581 N Park Ave. Apopka  
Address of Second Witness FL 32712

Bernice A. Soderberg *individually & as trustee*  
BERNICE A. SODERBERG, Individually  
and as Trustee of the BERNICE A. SODERBERG  
TRUST DATED MAY 2, 2000, AS AMENDED

Grantor Address:  
3013 BENT CREEK DRIVE  
Valrico, FL 33596

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of April, 2026 by BERNICE A. SODERBERG, Individually and as Trustee of the BERNICE A. SODERBERG TRUST DATED MAY 2, 2000, AS AMENDED, who is/are personally known to me or who has/have produced Driver License as identification and who did take an oath.



ARamos  
Notary Public, State of FLORIDA  
My Commission Expires: 02/10/2030  
(Seal) Antonia Ramos