

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026056857 2 PG(S)

4/29/2026 10:49 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487044

Doc Stamp-Deed: \$700.00

Prepared by and Return To:

Greg Fisher
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-159360

REC: 18.50
DOC: 700.00

APN/Parcel ID(s): 0384090024

WARRANTY DEED

THIS WARRANTY DEED dated April 28, 2026, by Walter L. Walchle, a single man, Individually and as Trustee of the Walter L. Walchle And Sharon L. Walchle Joint Trust dated 8/2/2002, hereinafter called the grantor, to Mel Iwanski, whose post office address is 1241 W. Indies Cir, Venice, FL 34285, 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 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 the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 11 and the North 1/2 of Lot 10, Block 65, Venice By-Way, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 61, of the Public Records of Sarasota County, Florida.

Together with the mobile home located thereon; 1966 NASH, VIN #RYM1CK15982, Title # 2434326

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

The undersigned hereby affirms that the referenced trust has not been amended or revoked and is in full force and effect.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

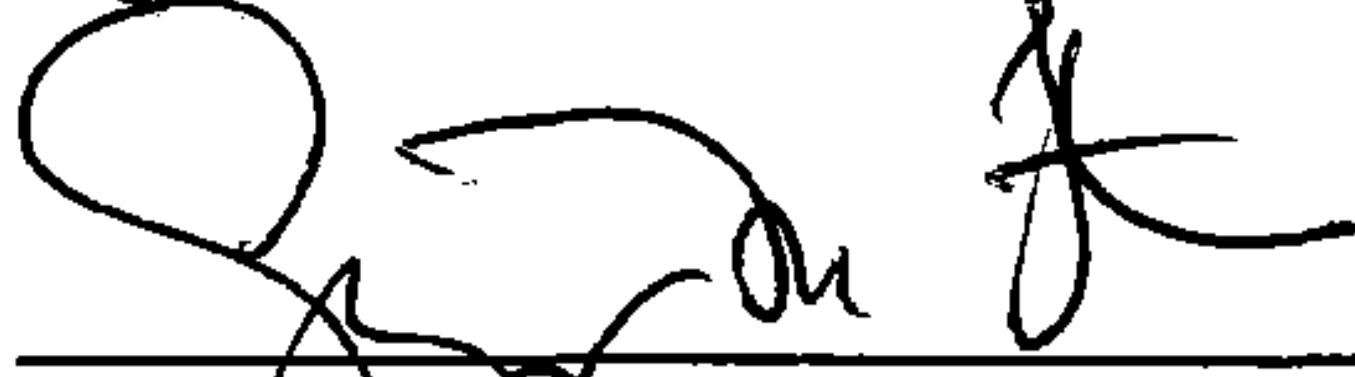
TO HAVE AND TO HOLD the same in Fee Simple forever.

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; 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 December 31, 2025.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



Witness Signature
Gregory M. Fisher
Print Name

Address: 189 Center Rd
Venice, FL 34285



Witness Signature
Tina Cassell
Print Name

Address: 189 Center Rd
Venice, FL 34285

Walter L. Walchle And Sharon L. Walchle Joint Trust
dated 8/2/2002

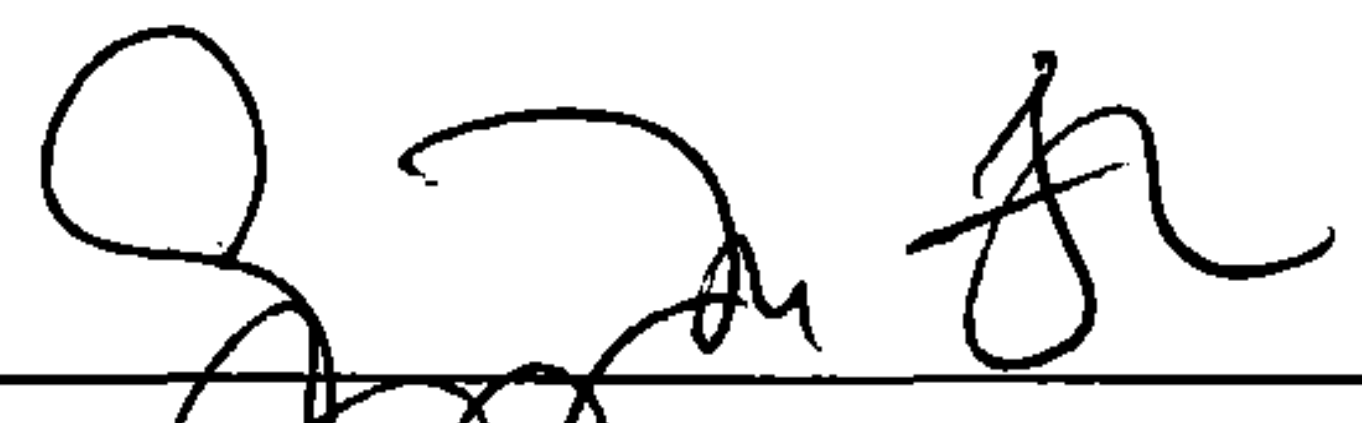
BY: Walter L Walchle
Walter L Walchle
Trustee

Address: 919 Garland Ave
Nokomis, FL 34275

State of FLORIDA

COUNTY of SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of APRIL, 2026, by Walter L Walchle, Trustee, to me known to be the person(s) described in or who has/have produced Drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



Name: _____
Notary Public in and for the State of FLORIDA
My Commission Expires: _____

