

4/29/2026 12:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487167

Prepared by and Return to:  
Dana Johnstone  
Suncoast One Title & Closings, Inc.  
1212-A E Venice Avenue  
Venice, FL 34285

Doc Stamp-Deed: \$0.70

File No.: VEN-2026-2039  
Parcel ID Number: 0169-16-4187

[Space Above This Line For Recording Data]

## CORRECTIVE WARRANTY DEED

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

This Corrective Deed is made this 29th day of April, 2026 between Wylan Ellis Bernitt and Nicole Bernitt, husband and wife, whose post office address is 432 Yacht Harbor Drive, Osprey, FL 34229, of the County of Sarasota, State of Florida, Grantors, to Wayne D. Potvin and Tammie Covalt Potvin, husband and wife, whose post office address is 5325 Brookgrove Drive, Sarasota, FL 34238, of the County of Sarasota, State of Florida, Grantees:

**\*\*Grantor previously executed a deed to Grantee dated April 24th 2026, and recorded in Official Records Instrument # 2026055172, of the Public Records of Sarasota County, Florida; and said deed contained an error in that the legal description was omitted and it is the intent of Grantor to correct said deed to properly reflect the complete and accurate legal description of the property conveyed.\*\***

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:

**Unit No. S-45, Gulf Harbor Marina, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument 2005264313, and per plat thereof recorded in Condominium Book 38, Page 36, together with any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

**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** 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:

[Signature]  
WITNESS 1 SIGNATURE  
PRINT NAME: Lorraine Herbert

[Signature]  
Wylan Ellis Bernitt

[Signature]  
Nicole Bernitt

WITNESS 1 ADDRESS:  
1287 Beechman Ave  
NORTHPORT FL 34288

[Signature]  
WITNESS 2 SIGNATURE  
PRINT NAME: Dana Johnstone

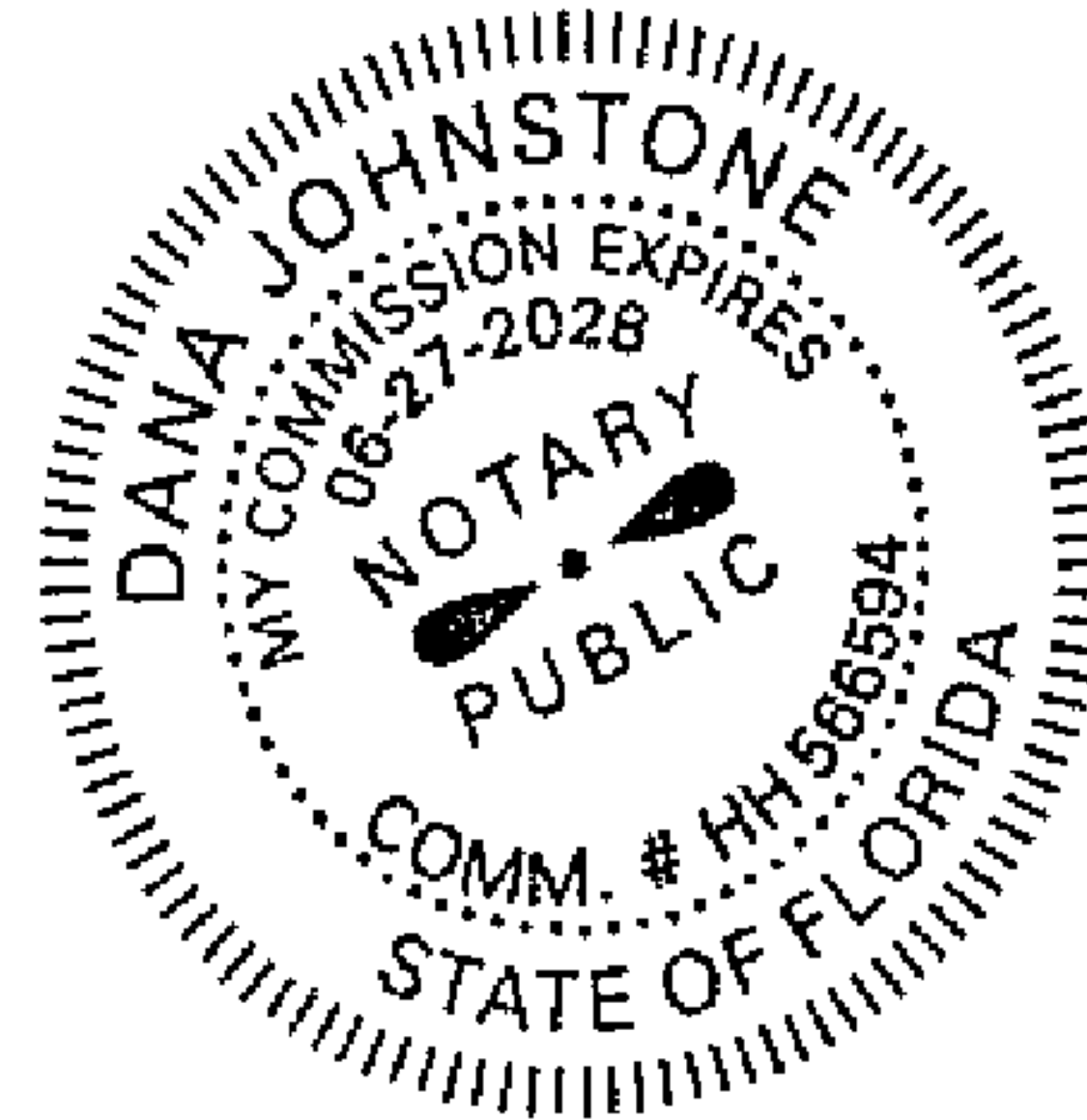
WITNESS 2 ADDRESS:  
1212 E Venice Ave  
Venice FL 34285

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of April, 2026, by Wylan Ellis Bernitt and Nicole Bernitt,  who is/are personally known to me or  who has/have produced PHOTO ID as identification.

[Signature]  
Signature of Notary Public

Dana Johnstone  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)