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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487203



Prepared by and Return to:
Jennifer Moore, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

Doc Stamp-Deed: \$1,368.50

File No.: 265086-91

WARRANTY DEED

This indenture made on **April 28, 2026** by **Susan A. Kiel and Dennis E. Kiel, Individually, Wife and Husband, and Susan A. Kiel as Trustee of The Susan A. Kiel Revocable Living Trust Agreement dated September 27, 1999 and Dennis E. Kiel as Trustee of The Dennis E. Kiel Living Trust Agreement dated September 27, 1999**, whose address is: 121 Auburn Woods Circle, Venice, FL 34292 hereinafter called the "grantor", to **Kathleen A. Glass, a married woman and Joseph H. Wylezik, a single man, as joint tenants with rights of survivorship**, whose address is: 45 Steffy Lane, Mohton, PA 19540, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, **Florida**, to-wit:

Condominium Unit 370, Building 22, MISSION LAKES OF VENICE, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1498, Page 783, as amended from time to time, and as per Plat thereof, recorded in Condominium Book 18, Page 24, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0428091242**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The Susan A. Kiel Revocable Living Trust Agreement dated September 27, 1999

Susan A. Kiel
By Susan A. Kiel, Individually and Trustee

The Dennis E. Kiel Living Trust Agreement dated September 27, 1999

Dennis E. Kiel
By Dennis E. Kiel, Individually and Trustee

Signed, sealed and delivered in our presence:

JM
1st Witness Signature

Print Name: JENNIFER MOORE

Address: 329 S. Nokomis Ave
Venice Fl 34285

Alice Loupe
2nd Witness Signature

Print Name: Alice Loupe

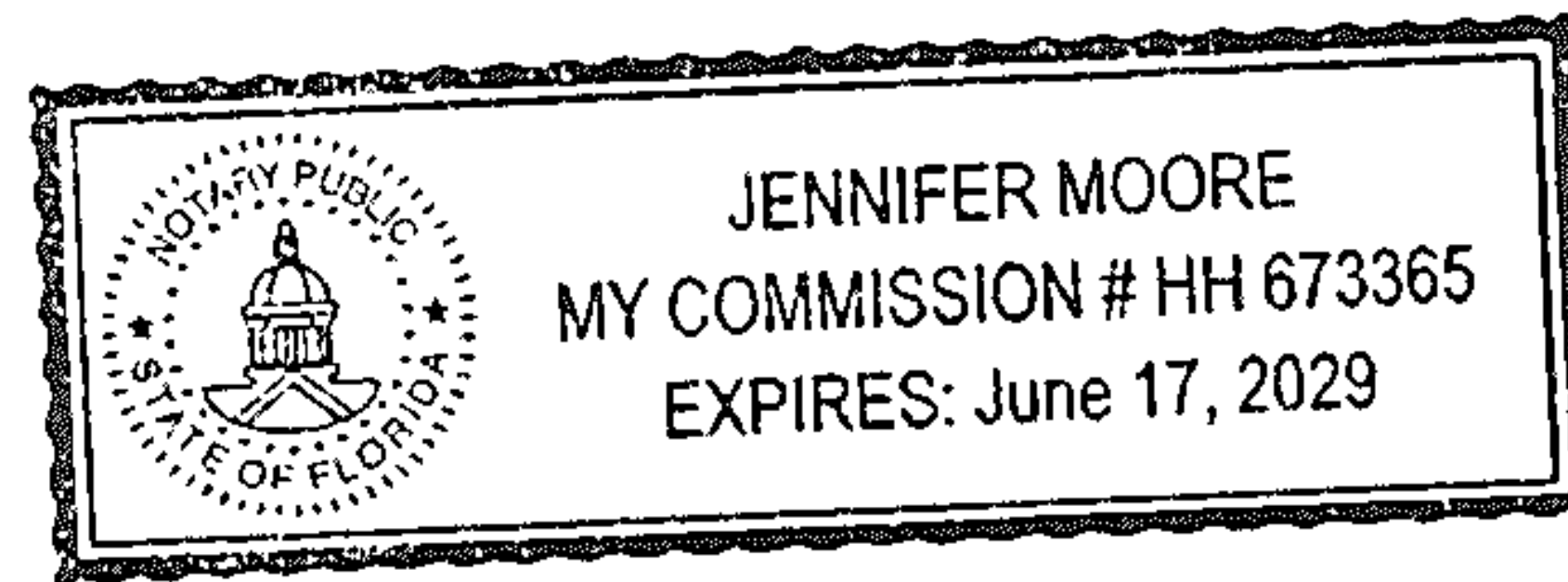
Address: 329 S. Nokomis Ave
Venice Fl 34285

State of FLORIDA

County of SARASOTA

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on April 22, 2020, by **Susan A. Kiel and Dennis E. Kiel, Individually, Wife and Husband, and Susan A. Kiel as Trustee of The Susan A. Kiel Revocable Living Trust Agreement dated September 27, 1999 and Dennis E. Kiel as Trustee of The Dennis E. Kiel Living Trust Agreement dated September 27, 1999** who () is/are personally known to me or who produced a valid **PHOTO ID** as identification.

JM
Notary Public Signature
Printed Name: Jennifer Moore
My Commission Expires: 06/17/29



(NOTARY SEAL)