

4/30/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487985

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240
As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$4,725.00

File No.: 2026-03-4448

Parcel ID Number: 0176151105

WARRANTY DEED

This WARRANTY DEED, made April 30, 2026, by **JAY VANDERLEEST AND KAY F. VANDERLEEST, HUSBAND AND WIFE**, whose address is 7330 17th Way North, St. Petersburg, FL 33702 (the "Grantor"), to **SARAH L. HINMAN, A SINGLE WOMAN**, whose address is 6429 Karlen Road, Rome, NY 13440 (the "Grantee"):

(Whenever used herein the term "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 SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$675,000.00) 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 situate in **Sarasota County, Florida**, to-wit:

Unit 604, VALENCIA RESIDENCES EAST, a condominium according to the Declaration of Condominium recorded in O.R. Book 974, Page 804, as amended, and according to the Plat thereof recorded in Condominium Book 6, Page 1, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and 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.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Signature

Witness Printed Name Patricia O'Neel

Witness #1 Address 422 Alhambra Rd
Venice, FL 34285

[Signature]
Jay VanDerLeest

[Signature]
Signature

Witness Printed Name Beth McKinnon

Witness #2 Address 409 Baycrest Dr
Venice FL 34285

[Signature]
Kay F. VanDerLeest

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 29th day of April, 2026, by Jay VanDerLeest and Kay F. VanDerLeest, who is/are personally known to me or who has/have produced FL Drivers Licenses as identification.

Attached to Document: Warranty Deed pg 2 of 2
Parcel ID Number: 0176151105

[Signature]
Notary Public
Print Name: Beth McKinnon
My Commission Expires: 11-15-2027

