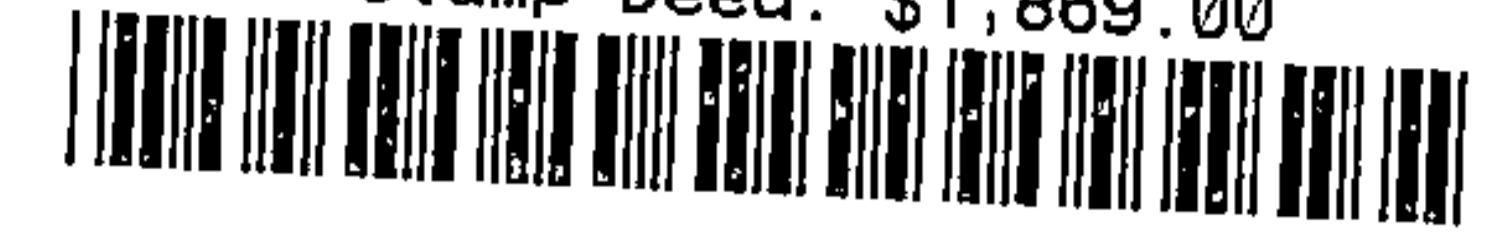


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058270 2 PG(S)
April 30, 2026 04:52:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$1,869.00



Prepared by and return to:
Thomas C. Tyler, Jr
Thomas C. Tyler, Jr., P.A.
735 East Venice Avenue Suite 200
Venice, FL 34285
941-488-4422
File Number: ME-26.6831
\$267,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 29th day of April, 2026 between Walter Wasyl Dubas and Muriel Christine Simpson, husband and wife whose post office address is 4 Prospect Point Road S., Ridgeway, ON L0S 1N0, Canada, grantor, and Virginia Meyer, a single woman whose post office address is 726 Brightside Crescent Drive, Venice, FL 34293, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Condominium Unit No. 14, of THE VILLAS OF SOMERSET AT THE PLANTATION, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 2206, at Page 1595, and according to the plat thereof, as recorded in Condominium Book 28, at page 37, 37A through 37I, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements

**Parcel Identification Number: 0442111026
726 Brightside Crescent Drive, Venice, FL 34293**

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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 taxes accruing subsequent to **December 31, 2025**.

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

Rec,
18.50
D/S
1869

Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness Name: Claudia Schuck
Witness Address: 4444 Drummond Road
Niagara Falls, Ontario L2E 6C6, Canada

[Handwritten Signature]

Walter Wasyl Dubas (Seal)

[Handwritten Signature]

Witness Name: Sukhmani Ramdani
Witness Address: 4444 Drummond Rd
Niagara Falls, Ontario, L2E 6C6, Canada

[Handwritten Signature]

Muriel Christine Simpson (Seal)

Country of Canada
Province of Ontario

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of April, 2026 by Walter Wasyl Dubas and Muriel Christine Simpson, who are personally known or have produced a driver's license as identification.

[Notary Seal]

[Handwritten Signature]

Notary Public

Printed Name:

Claudia Schuck

My Commission Expires:

N/A

