

Consideration: 273,000.00

Prepared by and return to:

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5/1/2026 4:46 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488830

File No VL-26-60

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Parcel Identification No 0124093603

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WARRANTY DEED

This indenture made the **30th day of April, 2026** between **MARION E. LENZ, A/K/A MARION A. LENZ, JR., AN UNREMARIED WIDOW**, whose post office address is 2825 Applewood Drive, Freehold, NJ 07728, (hereinafter "Grantor"), to **JOYCE L. DAVIS AND DENNIS DAVIS, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose post office address is 92 Spencer Trail, St. Peters, MO 63376, (hereinafter "Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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:

UNIT NO. 2612, PINESTONE AT PALMER RANCH, NO. 26, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 1999048371 AND AMENDMENT(S) RECORDED IN OFFICIAL RECORDS AS INSTRUMENT NO. 200343329, OFFICIAL RECORDS INSTRUMENT NO. 200438517 AND OFFICIAL RECORDS INSTRUMENT NO. 2005151011 AND FURTHER AMENDMENTS THERETO, PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 30, PAGES 20, 20A THROUGH 20C, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS 1:
SIGNATURE: Kristin E. Bartolomeo
PRINT NAME: Kristin E. Bartolomeo
WITNESS 1 ADDRESS: 9 Old Stable Way Colts Neck NJ 07722

Marion E. Lenz
Marion E. Lenz, a/k/a Marion A. Lenz, Jr.

WITNESS 2:
SIGNATURE: [Signature]
PRINT NAME: Suzanne Abouzeina
WITNESS 2 ADDRESS: 1 Municipal Plaza Freehold, NJ 07728

STATE OF NEW JERSEY
COUNTY OF Hammouth

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of April, 2026, by Marion E. Lenz, a/k/a Marion A. Lenz, Jr., who is/are personally known to me or who has/have produced Driver License as identification.

[Signature]
Signature of Notary Public

(Affix Notary Seal)

Print, Type/Stamp Name of Notary

