

5/4/2026 1:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489143

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

Doc Stamp-Deed: \$1,074.50

File No.: VEN-2026-2043
Parcel ID Number: 0169164209

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WARRANTY DEED

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

This indenture made the 1st day of May, 2026 between Jeffrey A. Visner, a married man, whose post office address is PO Box 803, Eagle River, WI 54521, of the County of Vilas, State of Wisconsin, Grantor, to William J. Ledbetter and Wendy S. Ledbetter, husband and wife, as tenants by the entirety, whose post office address is 104 Inlets Boulevard, Nokomis, FL 34275, of the County of Sarasota, State of Florida, Grantees:

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 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 S-67, Gulf Harbor Marina, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2005264313, as amended, and according to the plat thereof recorded in Condominium Plat Book 38, Page(s) 36 through 36D, 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 Grantor hereby covenants with the Grantees 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:

A Lockey
WITNESS 1 SIGNATURE
PRINT NAME: Amber Lockey

Jeffrey A. Visner
Jeffrey A. Visner

WITNESS 1 ADDRESS:
141 S. Willow
Eagle River, WI 54521

Alexis Scafaro
WITNESS 2 SIGNATURE
PRINT NAME: Alexis Scafaro

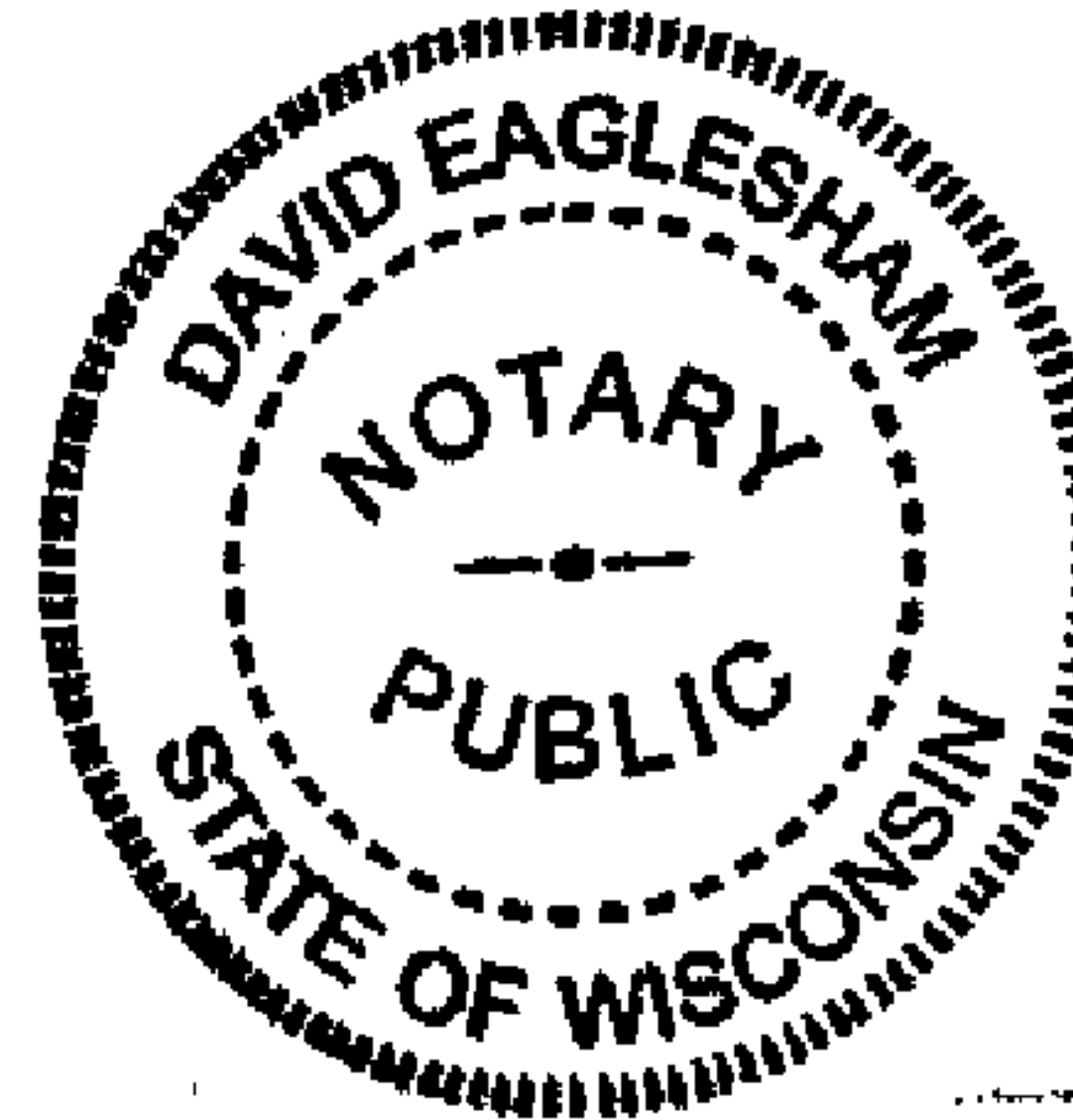
WITNESS 2 ADDRESS:
141 S. Willow St.
Eagle River, WI 54521

STATE OF ~~FLORIDA~~ Wisconsin
COUNTY OF ~~SARASOTA~~ Vilas

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 28th day of April, 2026, by Jeffrey A Visner and Susan Visner, () who is/are personally known to me or (X) who has/have produced drivers license as identification.

David Eaglesham
Signature of Notary Public

David Eaglesham
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

State of: Wisconsin
County of: Vilas

The foregoing instrument was acknowledged before me 28th day of April, 2026

David Eaglesham

YOUR FILE NUMBER: 2026-2043 Notary Public

SUNC - Warranty Deed-Non Homestead-Ind

My Commission Expires 02/20/2029