

Prepared by and return to:

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File No 5516-26SW-FL

5/4/2026 4:57 PM

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

SIMPLIFILE

Receipt # 3489592

Doc Stamp-Deed: \$140.00

Parcel Identification No 1003016907

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 4th day of May, 2026 between Jan-Hendrik Selke, a married man, whose post office address is I M Buentefelde 11, Hannover, Niedersachsen 30559, Germany, Grantor, to Caitlin Jeanne Durren, a single woman, whose post office address is 3166 Lake Pine Way South, F3, Tarpon Springs, FL 34688, of the County of Pinellas, State of Florida, 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, Florida, to-wit:

Lot 7, Block 169, Second Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 11, Page(s) 30, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: I M Buentefelde 11, Hannover, Niedersachsen 30559, Germany.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2027 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:

Sabine Spycher

WITNESS #1 SIGNATURE

Jan-Hendrik Selke

Jan-Hendrik Selke

Sabine Spycher

WITNESS #1 PRINTED NAME

Tara Allen

WITNESS #1 ADDRESS

Tara Melissa Allen

WITNESS #2 SIGNATURE

Tara Melissa Allen

WITNESS #2 PRINTED NAME

8125 Quail Hill Ln, Prince George VA 23875

WITNESS #2 ADDRESS

State OF Virginia

County OF Prince George

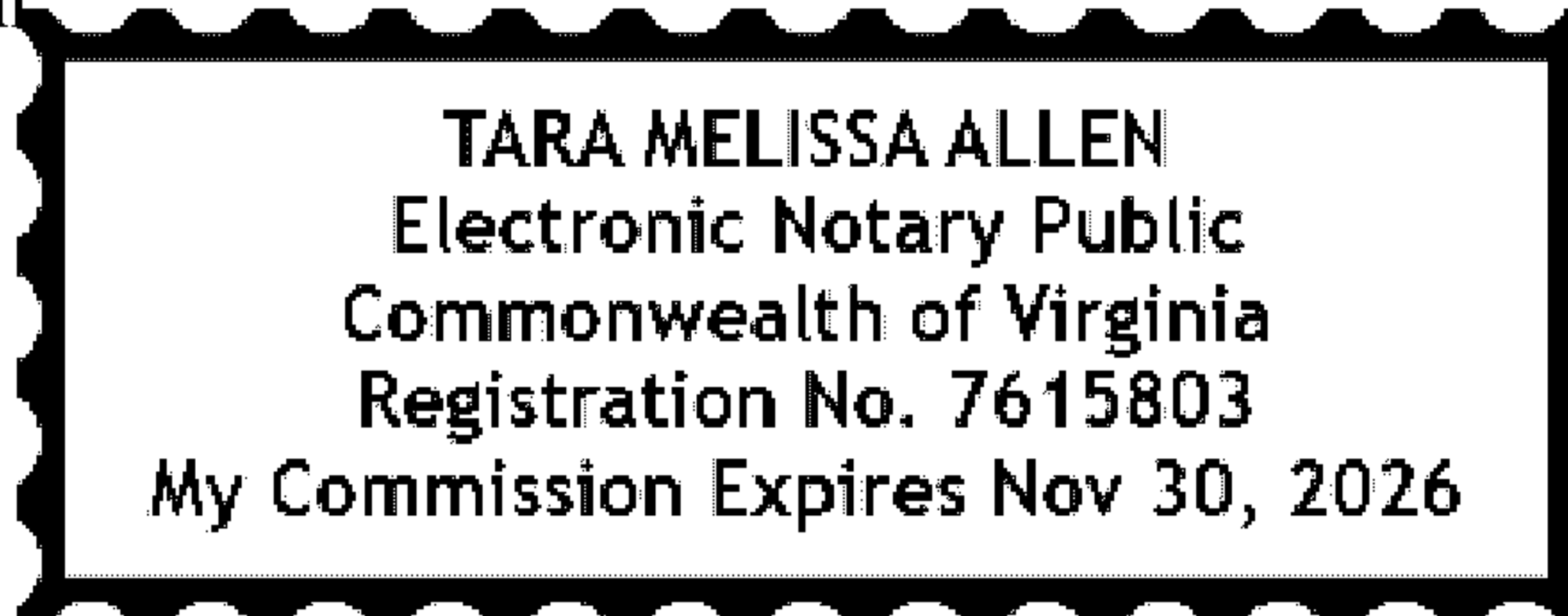
The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 4 day of May, 2026, by Jan-Hendrik Selke, () who is/are personally known to me or () who has/have produced passport as identification

Tara Melissa Allen

Signature of Notary Public

Tara Melissa Allen

Print, Type/Stamp Name of Notary



Completed via Remote Online Notarization using 2 way Audio/Video technology.