

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026062422 2 PG(S)**

5/8/2026 1:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491795

Doc Stamp-Deed: \$2,590.00

Consideration: \$370,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48470-001

Property Appraiser's Parcel ID No.: 0060-10-0008

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 7th day of May, 2026, by and between **RODNEY TYSON KRASLEY, JR., A MARRIED MAN, JOINED BY HIS SPOUSE, ZENIA HERNANDEZ ROBLES**, whose address is **7252 Broughton Street, Sarasota, FL 34243** (hereinafter "GRANTOR"), and **CHANIN A. TONG, A SINGLE WOMAN**, whose address is **2456 Arden Drive, Sarasota, FL 34232** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 926, SARASOTA SPRINGS, UNIT 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 25, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Mallory Bauer
P.O. Address 3700 TAMiami
Sarasota FL 34239

(2) [Signature]
Printed Name Elizabeth Malone-Roth
P.O. Address 3700 S Tamiami Trail
Sarasota FL 34239

GRANTOR:

[Signature]
Rodney Tyson Krasley, Jr.
[Signature]
Zenia Hernandez Robles

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 0 day of May, 2026, by Rodney Tyson Krasley, Jr. and Zenia Hernandez Robles, who are personally known to me or who have produced [Signature] as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

