

5/8/2026 2:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491966



Doc Stamp-Deed: \$1,813.00

Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 265003-90

WARRANTY DEED

This indenture made on **May 08, 2026** by **Carol Ann Overmars and Gerald P. Overmars, wife and husband**, whose address is: 510 Algonquin Trl, Kemple, ON N0H1S0, Canada hereinafter called the "grantor", to **John B. Wanat, a single man**, whose address is: 55754 Shelby Rd. Apt. 9101, Shelby TWP, MI 48315, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, **Florida**, to-wit:

Condominium Unit 413, PINESTONE AT PALMER RANCH NO. 4, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 1998095439, as thereafter amended, and as per Plat thereof recorded in Condominium Book 32, Page 36, as thereafter amended, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0124091404**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

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

Carol Ann Overmars
Carol Ann Overmars

Gerald P. Overmars
Gerald P. Overmars

Signed, sealed and delivered in our presence:

Frank Zeckel
1st Witness Signature

Print Name: Frank Zeckel

Address: 531 Pine Ranch East Road
Osprey FL 34229

Alejandra Kuchenbaur
2nd Witness Signature

Print Name: Alejandra Kuchenbaur

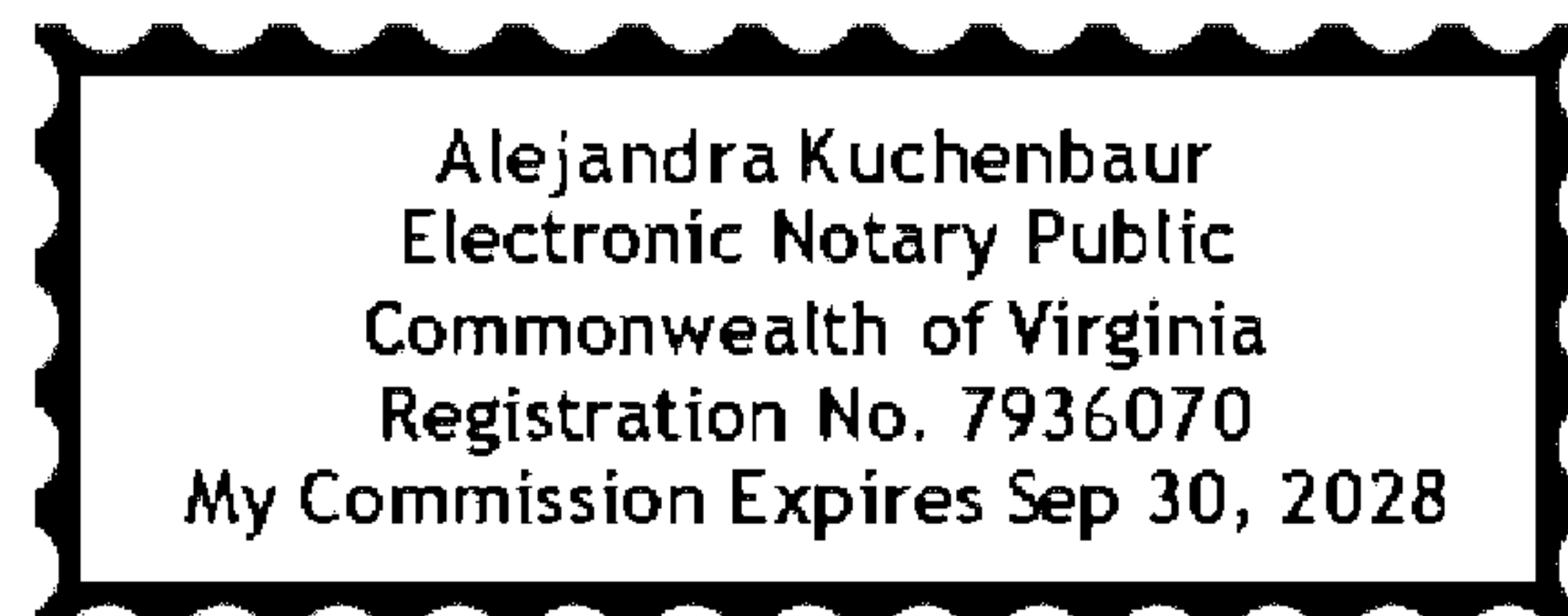
Address: 5575 Seminary Rd, #414
Falls Church, VA 22041

State of VIRGINIA

County of FAIRFAX

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 30th of April, 2026, by **Carol Ann Overmars and Gerald P. Overmars**, who () is/are personally known to me or who () produced a valid driver's licenses as identification.

Alejandra Kuchenbaur
Notary Public Signature
Printed Name: Alejandra Kuchenbaur
My Commission Expires: 09/30/2028



(NOTARY SEAL)

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