

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492875

Prepared by and return to:

David Russell

Title & Key

205 North Orange Avenue

Suite 202

Sarasota, FL 34236

File No 2026-38

Parcel Identification No 0056110025

[Space Above This Line For Recording Data]

Doc Stamp-Deed: \$4,130.00

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

This indenture made the 11th day of May, 2026 between Katie Joem Wren, a single woman, whose post office address is 14437 Stellar Place, Lakewood Ranch, FL 34202, of the County of Florida, Grantor, to Joan E. Kaiser, whose post office address is 2311 Sunnyside Place, Sarasota, FL 34239, of the County of Sarasota, 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 22, Block B, Sunnyside Park, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 36, of the Public Records of Sarasota County, 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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:

David D. Russell

WITNESS
PRINT NAME: David D. Russell

Lisa Mucclaroni
WITNESS
PRINT NAME: Lisa Mucclaroni

Katie Joem Wren

Katie Joem Wren

205 N. Orange Ave #202
Sarasota, FL 34236
WITNESS 1 ADDRESS

205 N. Orange Ave #202
Sarasota FL 34236
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of May, 2026, by Katie Joem Wren, who is/are personally known to me or who has/have produced Florida Driver's License as identification.

David D. Russell
Signature of Notary Public

Print, Type/Stamp Name of Notary

