

5/12/2026 4:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493337

Doc Stamp-Deed: \$2,793.00

Prepared by and return to:

Jessica Ramos, an employee of
Your Title Group, LLC
12301 Lake Underhill Road, Ste 213
Orlando, FL 32828
(407) 982-7261
File Number: 2026-076

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed is made this 11th day of May, 2026 between Wolfdietrich Peiser and Sonia R. Peiser aka Sonia Regina Peiser, husband and wife, whose post office address is: 5850 Talon Preserve Drive, Nokomis, Florida 34275, hereinafter referred to as Grantor(s), and Gisele Peiser, a single woman, whose post office address is: 14276 Eagle Branch Drive, Nokomis, Florida 34275, hereinafter referred to as Grantee(s).

(Whenever used herein the terms "Grantors" and "Grantees" include singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to said Grantors 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 County, Florida** to-wit:

**Property Address: 14276 Eagle Branch Drive, Nokomis, Florida
34275**

Lot 672, TALON PRESERVE PHASE 6, according to the plat thereof, as recorded in Plat Book 57, Page(s) 534 through 542, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID #: 0357030012

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

To Have and to Hold, the same in fee simple forever.

And the Grantors hereby covenants with said Grantees that the Grantors is lawfully seized of said land in fee simple; that the Grantors has good right and lawful authority to sell and convey said land; that the Grantors 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 31, 2025.

In Witness Whereof, Grantors has hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name: Caroline Teixeira
Witness Address: 10227 milky way circle
Sarasota, FL 34241.

[Signature]
Wolfdietrich Peiser

Sonia R. Peiser aka
Sonia Regina Peiser
Sonia R. Peiser aka Sonia Regina Peiser

[Signature]
Witness Printed Name: Beth McKinnon
Witness Address: 409 Baycrest Dr
Venice Fl 34285

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 11th day of May, 2026 by means of physical presence or [] online notarization by **Wolfdietrich Peiser and Sonia R. Peiser aka Sonia Regina Peiser**, who is/are personally known to me or who produced FL Drivers Licenses as identification.

Attached to Document: Warranty Deed p 2 of 2
File Number: 2026-076
(SEAL)

Notary Public: *[Signature]*

Print Name: Beth McKinnon

My Commission Expires: 11-15-2027

