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5/13/2026 3:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by and Return to:

Kate Baszto

MSC Title, Inc.

8325 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202

File No. 2026-401-KXB

Sales Price: Price: \$730,125.00

SIMPLIFILE

Receipt # 3493814

Doc Stamp-Deed: \$5,111.40

General Warranty Deed

Made this 13th day of May, 2026 By **Janette A. Wernert**, an unmarried woman, whose address is: 18917 Indian Rock Place, Lakewood Ranch, FL 34211, hereinafter called the grantor, to **Mark R. Schaefer and Linda Ann Schaefer, husband and wife**, whose post office address is: 2106 Evergreen Lane, Hartland, WI 53029, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

Lot 254, Artistry, Phase 2B, according to the map or plat thereof, as recorded in Plat Book 52, Pages 282 through 286, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0245150083**

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 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 31, 2025.

Grantor hereby certifies that she and John D. Wernert were continuously married without interruption from April 29, 2021, until the date of death of John D. Wernert.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

[Signature]
Janette A. Wernert
18917 Indian Rock Place, Lakewood Ranch, FL
34211

Witness print name below:
Laurie Minear

Witness Address:
8325 Lakewood Ranch Blvd
Lakewood Ranch FL 34202

[Signature]
Witness Signature above:

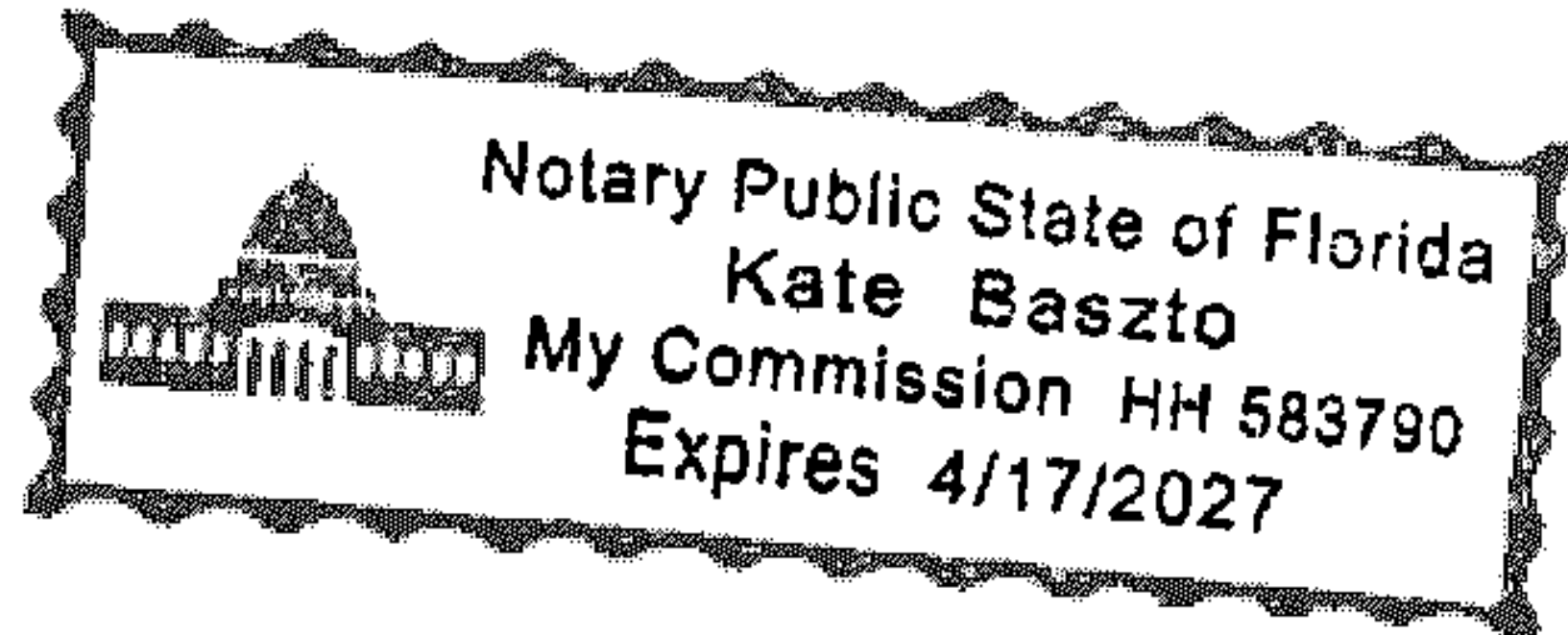
Witness print name below:
Kate Baszto

Witness Address:
8325 Lakewood Ranch Blvd
Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of May, 2026, by Janette A. Wernert, who is/are personally known to me or who has/have produced FDID as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary