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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494112

Prepared By/Record & Return To:

LEDBETTER COWAN LAW GROUP

CALLIE W. COWAN, ESQ.

229 PENSACOLA ROAD

VENICE, FL 34285

TEL: 941-256-3965

Doc Stamp-Deed: \$0.70

Consideration: \$0.00

Document Stamp Tax: \$0.70

[Space Above This Line Reserved For Recording Data]

WARRANTY DEED

This Warranty Deed made between **GARY R. ZEHE**, a single man whose post office address is **462 Circlewood Drive #L-12, Venice, FL 34293**, Grantor, and **GARY R. ZEHE**, a single man, whose post office address is **462 Circlewood Drive #L-12, Venice, FL 34293**, Grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 (hereinafter "Subject Property"), situate, lying and being in SARASOTA County, Florida to-wit:

UNIT L-12, CIRCLEWOODS OF VENICE, SECTION 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1320, PAGE 587, AND MERGER RECORDED IN OFFICIAL RECORDS BOOK 2308, PAGE 1782, AS AMENDED, AND RESTATED IN OFFICIAL INSTRUMENT NO. 1999109168, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 12, PAGE 17, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA ;

Parcel Identification Number: **0461093028**

This instrument was prepared from information given by the parties hereto, and neither marketability of title nor accuracy of description is guaranteed, as the title of the property involved was not examined.

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 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**.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this 13 day of May, 2026.

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Signature & **Callie W. Cowan**
Printed Name:
Address: 229 Pensacola Road, Venice, FL 34285

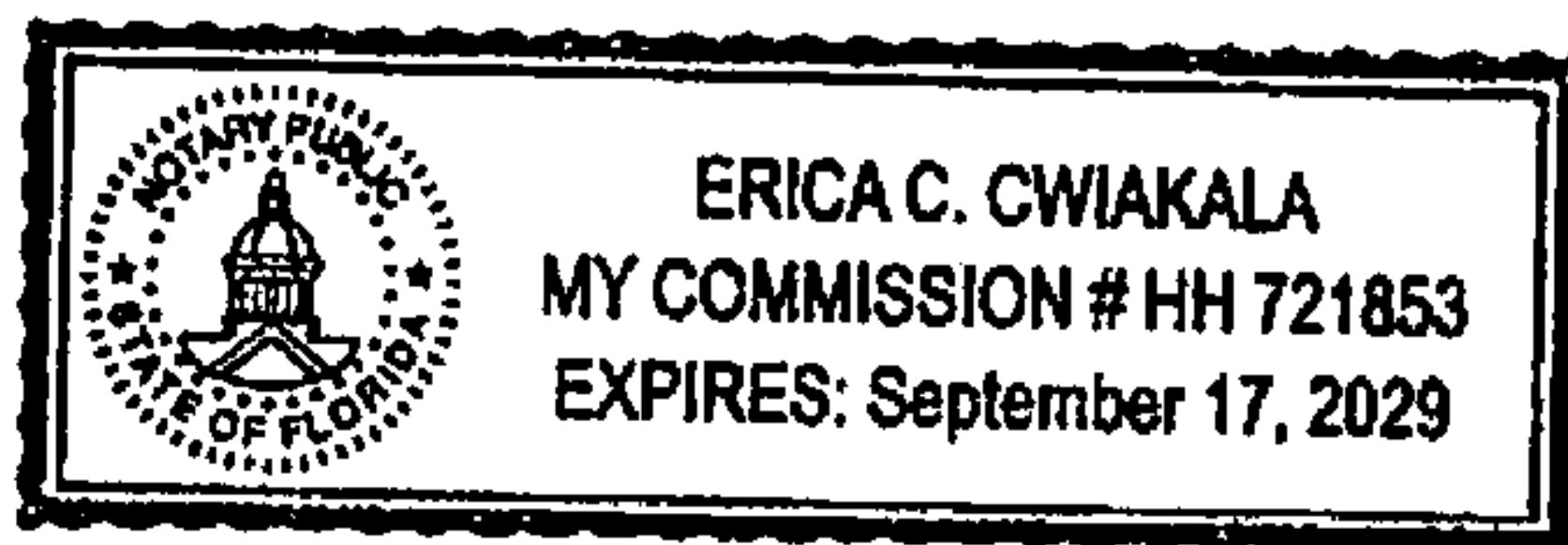
[Signature]
GARY R. ZEHE, Grantor

[Signature]
Witness #2 Signature &
Printed Name: **Joseph Adams**
Address: 229 Pensacola Road, Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this the 13 day of May, 2026, by Gary R. Zehe, who [choose one: ☐ is personally known to me, or ☒ produced the following identification: FL DRIVER'S LIC.

[Notary Seal, if any]



[Signature]
(Signature of Notarial Officer)
Printed Name: **ERICA CWIAKALA**
Notary Public
My commission expires: 9/17/2029