

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066863 2 PG(S)**

Return to:
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

5/18/2026 2:10 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3495577

This Instrument Prepared
under the supervision of:

Doc Stamp-Deed: \$2,793.00

Elizabeth Martinez
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

Property Appraisers Parcel Identification (Folio) No.:
0414030029

Our File No.: 83-26-0270

WARRANTY DEED

This Warranty Deed made this 13th day of May, 2026 by Fred Betsoleiman and Sandra J. Betsoleiman, a married couple, whose mailing address is 2250 Robincrest Lane, Glenview, IL 60025, hereinafter called the grantor(s), to Scott A Simpson, Sr and Diana G Simpson, a married couple, whose post office address is 2089 Mattamy Ct, Venice, FL 34292, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lot 10, ENCLAVES OF VENICE NORTH, according to the plat thereof, recorded in Plat Book 44, Page(s) 13, 13A and 13B, of the Public Records of Sarasota County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Perry Teichman
First Witness Signature

PERRY TEICHMAN
Printed Signature

2908 GLENVIEW RD

GLENVIEW IL 60025

Address of First Witness

William M. Truska
Second Witness Signature

WILLIAM M. TRUSKA
Printed Signature

2229 ROBINCREST LAKE

GLENVIEW, IL 60025

Address of Second Witness

State of Illinois

County of COOK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of May, 2026 by Fred Betsoleiman and Sandra J. Betsoleiman, who has produced DRIVER LICENSE as Identification or is personally known to me to be the persons therein.

[Signature]
Fred Betsoleiman
[Signature]
Sandra J. Betsoleiman

[Signature]
Notary Public, State of Illinois

My commission expires: 6-24-2027
Seal

