

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067522 3 PG(S)**

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237
Parcel ID No. 0239-08-0003
Sales Price: \$520,000.00
File No.: 14893-L

**5/19/2026 1:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496106**

Doc Stamp-Deed: \$3,640.00

WARRANTY DEED

THIS WARRANTY DEED is made this 19 day of May, 2026 by William A. Preissner, Jr. and Denise O. Preissner, Individually and as Co-Trustees U/A dated October 21, 2014, F/B/O William A. Preissner, Jr. and Denise O. Preissner, husband and wife, whose mailing address is 10285 Lake Wales Circle, Sarasota, FL 34241 (hereinafter referred to as the "Grantor") to Ryan W. Preissner and Christina Preissner, husband and wife, whose mailing address is 2320 Shadow Oaks Rd., Sarasota, FL 34240 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current 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 the Grantee that except as above noted, 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

Michael Hayden
Witness Name: Michael Hayden
Witness Address: _____
100 Wallace Avenue, Suite 100
Sarasota, FL 34237
(as to both)

William A. Preissner, Jr.
William A. Preissner, Jr., Individually and
as Co-Trustee U/A dated October 21,
2014, F/B/O William A. Preissner, Jr. and
Denise O. Preissner

Lisa Darley
Witness Name: Lisa Darley
Witness Address: _____
100 Wallace Avenue, Suite 100
Sarasota, FL 34237
(as to both)

Denise O. Preissner
Denise O. Preissner, Individually and as
Co-Trustee U/A dated October 21, 2014,
F/B/O William A. Preissner, Jr. and
Denise O. Preissner

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me [X] physical presence or []
online notarization, this 19 day of May, 2026, by William A. Preissner, Jr. and Denise O.
Preissner, Individually and as Co-Trustees U/A dated October 21, 2014, F/B/O William A.
Preissner, Jr. and Denise O. Preissner, who [] are personally known to me or [X] have
produced their Florida driver's license as identification.

Lisa Darley
Notary Signature
Printed Name: _____
My Commission Expires: _____



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 13, SHADOW OAKS SUBDIVISION, as per plat thereof as recorded in Plat Book 23, Page 9, Public Records of Sarasota County, Florida.