

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067936 2 PG(S)

5/19/2026 4:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496408

Prepared by and return to:

Shiela Reynolds

Treasure Title Insurance Agency, Inc.

12200 West Colonial Drive

Suite 200B

Winter Garden, FL 34787

File No 2026-27

Incidental to the issuance of title insurance.

Parcel Identification No Property 1:

0756-01-1657

Doc Stamp-Deed: \$3,654.00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 18th day of May, 2026 between Peter J. Ballentine and Michelle J. Ballentine, husband and wife, whose post office address is 264 Acerno Drive, Nokomis, FL 34275, of the County of Sarasota, State of Florida, Grantors, to Jessica Young and Gabriel Young, wife and husband, whose post office address is 11469 Dancing River Drive, Venice, FL 34292, of the County of Sarasota, State of Florida, Grantees:

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

Lot 1657, Stoneybrook at Venice, Unit 1, according to the Plat thereof, recorded in Plat Book 44, Page(s) 36, of the Public Records of Sarasota County, Florida.

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

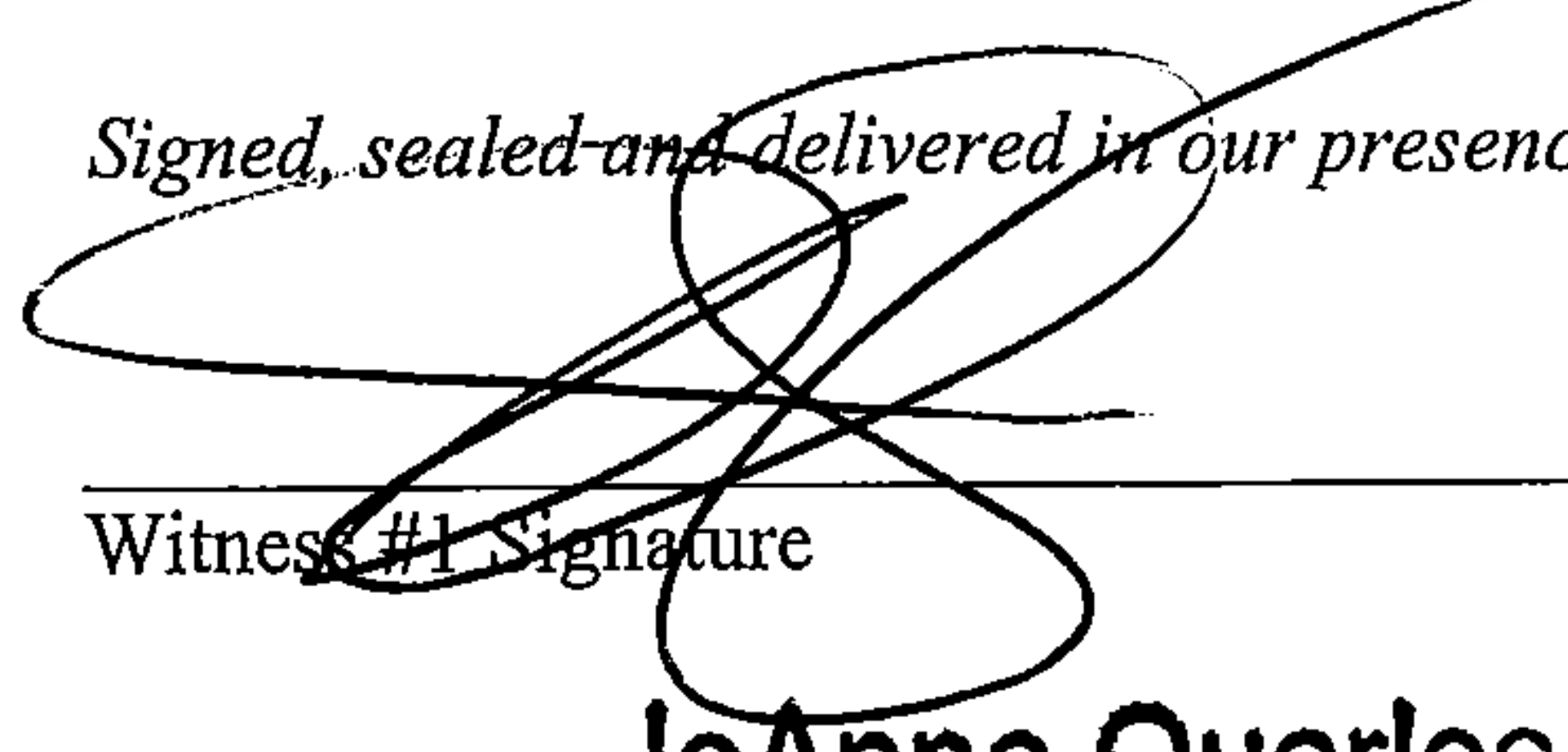
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:



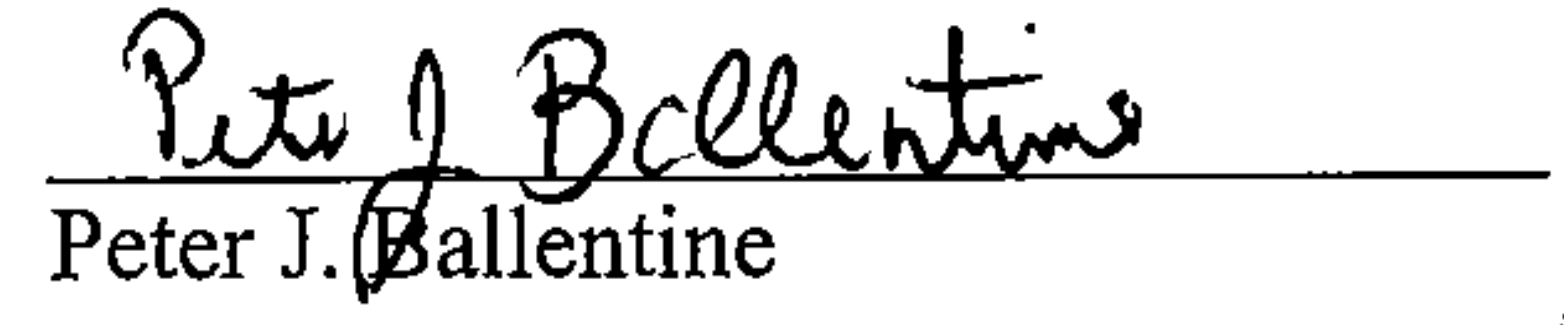
Witness #1 Signature

JoAnne Quarles

Witness #1 Print Name

12200 W. Colonial Dr. #200B, Winter Garden, FL 34787

Witness #1 Print Address

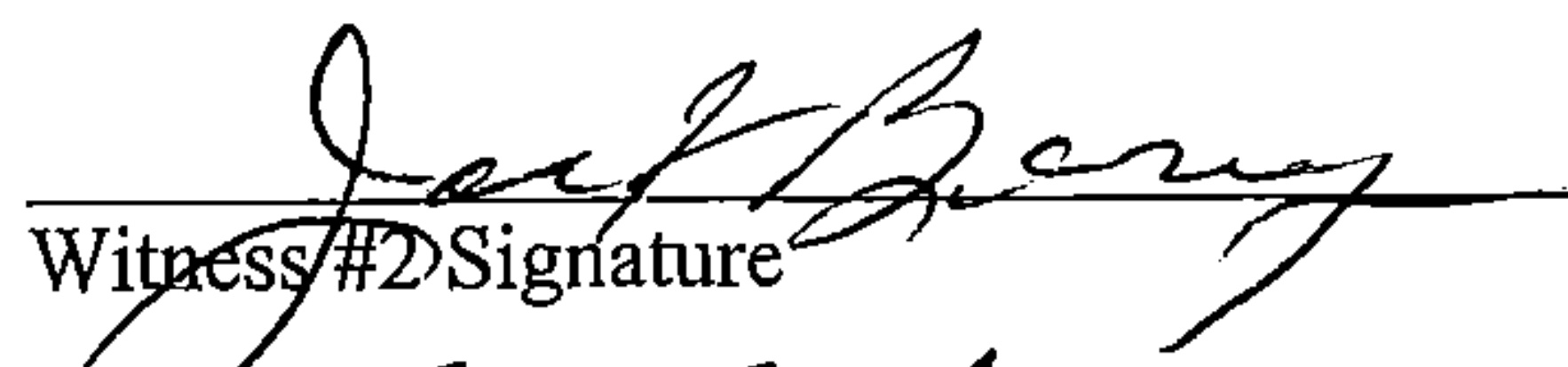


Peter J. Ballentine



Michelle J. Ballentine

264 Acerno Drive, Nokomis, FL 34275



Witness #2 Signature

JOE F. BERRY

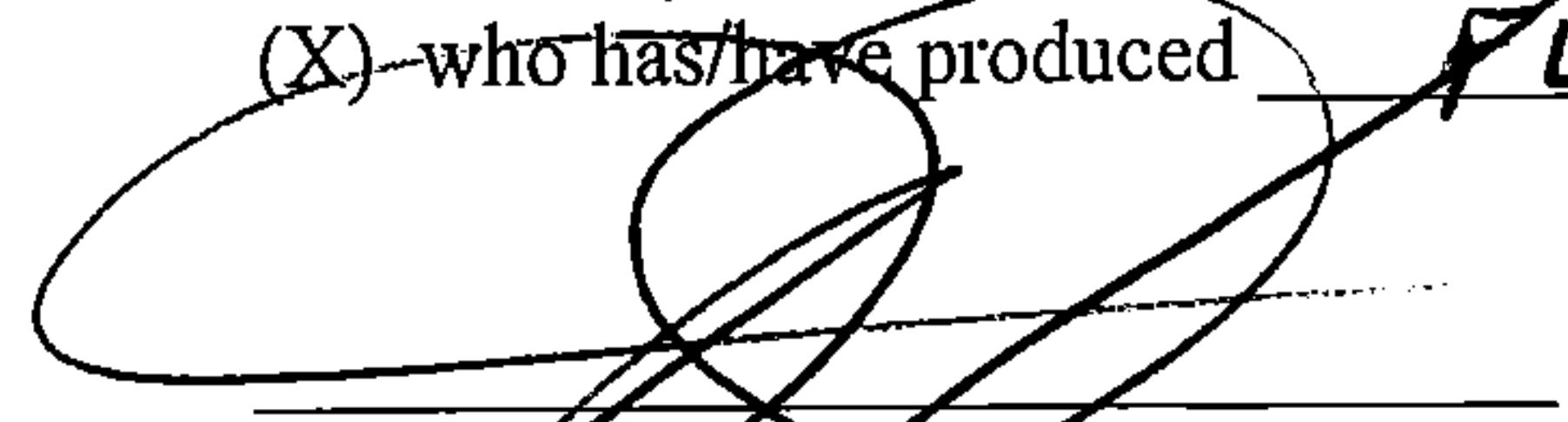
Witness #2 Print Name

12200 W. Colonial Dr. #200B, Winter Garden, FL 34787

Witness #2 Print Address

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 15th day of May, 2026, by Peter J. Ballentine and Michelle J. Ballentine, () who is/are personally known to me or (X) who has/have produced FL DR. license as identification.



Signature of Notary Public

JoAnne Quarles

Print, Type/Stamp Name of Notary

