

5/20/2026 11:35 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496566

Doc Stamp-Deed: \$2,835.00



Prepared by and Return to:

Dixie Roth
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750526-02962

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This Warranty Deed

Made this **20th day of May, 2026** by **Elaine Samartin, An Unmarried Widow**, hereinafter called the Grantor, to **Robert Jensen, An Unmarried Man and Lisa Russo, An Unmarried Woman as Joint Tenants with Full Rights of Survivorship**, whose post office address is: **442 Signature Row Blvd, Waynesville, NC 28785**, 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 consideration, 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 County, Florida, viz:

Lot 456, VILLAGEWALK, UNIT 2A, according to the plat thereof, recorded in Plat Book Page(s) 27, 27A through 27G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0119030040

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

[Signature]
Witness: (Signature)

Printed Name Branda Mazzone

8109 Camminare Dr Suite 500
Address

Sarasota FL 34238
City, State, Zip

[Signature]
Elaine Samartin
2781 Siena Lakes Circle, #2322
Naples, FL 34109

[Signature]
Witness: (Signature)

Printed Name Dixie Roth

8181 STamiami TrL #B
Address

Sarasota FL 34231
City, State, Zip

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 18th day of May, 2026, by Elaine Samartin, an unmarried widow, who: [] is personally known to me or [] produced DLIC as identification.

[Signature]
NOTARY PUBLIC (signature)

Print Name: Dixie Roth
My Commission Expires:
Stamp/Seal:

