

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068425 2 PG(S)**

5/20/2026 3:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496832

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$1,575.00

File No.: 2026-04-4524

Parcel ID Number: 0033161060

WARRANTY DEED

This **WARRANTY DEED**, made May 20, 2026, by **ALINA G. RUTA, A SINGLE WOMAN**, whose address is 1629 Leisure Drive, Bradenton, FL 34207 (the "Grantor"), to **JESSICA ANN MANLEY, AN UNMARRIED WOMAN, AND LEE E. KLEINMAIER, JR, TRUSTEE OF THE 2023 AMENDED AND RESTATED REVOCABLE TRUST OF LEE E. KLEINMAIER, JR. DATED DECEMBER 27, 2016, AS TENANTS IN COMMON**, whose address is 5150 Marsh Field Lane, Sarasota, FL 34235 (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 TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$225,000.00) 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 situate in **Sarasota County**, Florida, to-wit:

Unit 120, HERONMERE II, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1370, Page 1985, and as per plat thereof recorded in Condominium Book 14, Page 24, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and 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; 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Signature _____
Witness Printed Name **Kyra L. Johnson**
Witness #1 Address **5218 Paylor Ln.**
Sarasota, FL 34240

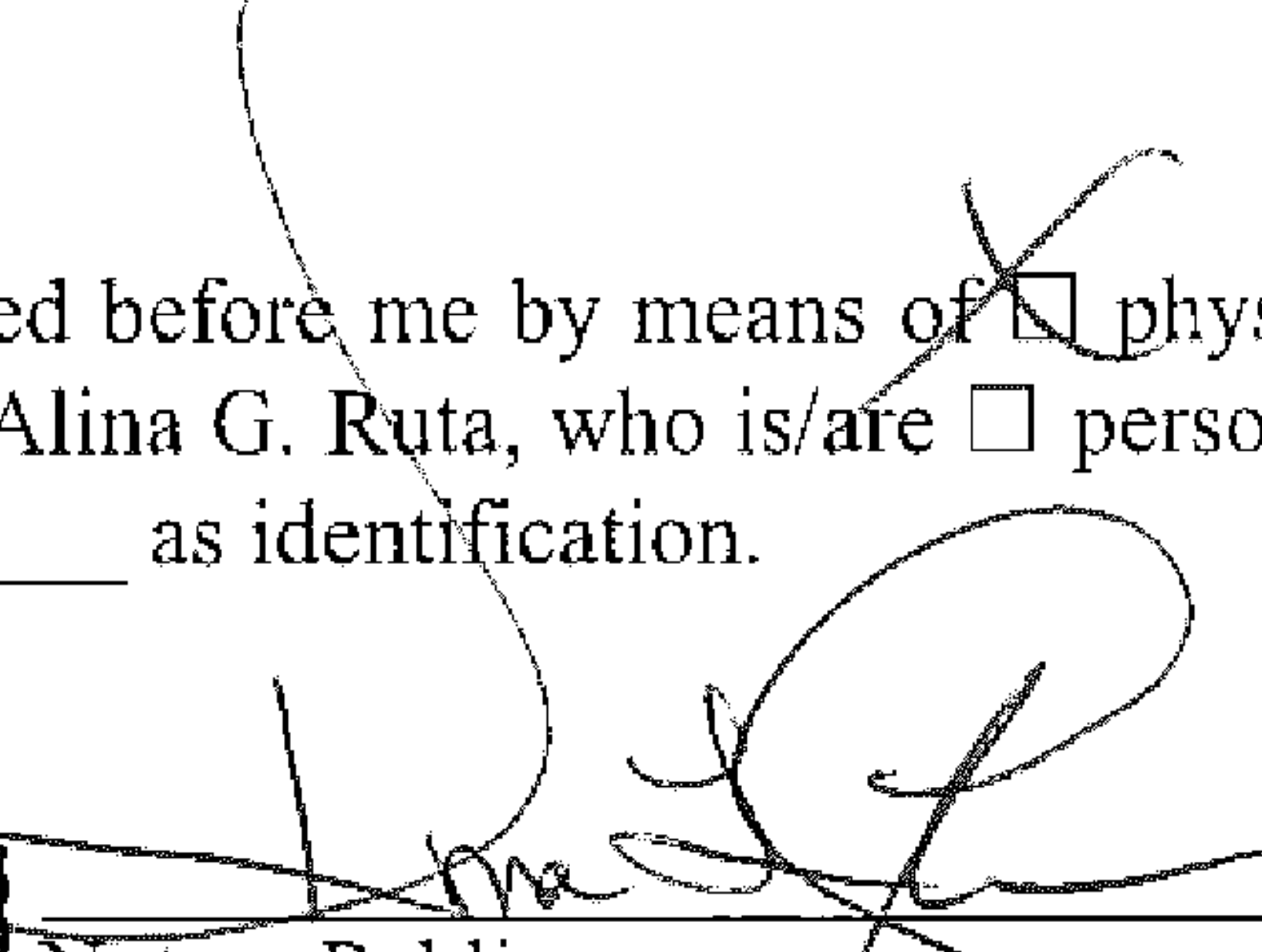

Signature _____
Alina G. Ruta


Signature _____
Witness Printed Name **Jessica Dullam**
Witness #2 Address **5218 Paylor Ln.**
Sarasota, FL 34240

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 20th day of May, 2026, by Alina G. Ruta, who is/are personally known to me or who has/have produced FL DL as identification.




Notary Public **Kyra L. Johnson**
Print Name: _____
My Commission Expires: _____