

THIS INSTRUMENT PREPARED BY:  
JON R. FAHS, JR., ESQ.  
KANETSKY, MOORE & DeBOER, P.A.  
227 NOKOMIS AVENUE SOUTH  
VENICE, FL 34285  
#18858.01  
Parcel ID Number:0041110043

5/22/2026 1:22 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3497855

Doc Stamp-Deed: \$0.70

### WARRANTY DEED

This Indenture, Made this May 22, 2026, between

MARGOT B. GEORGE , a single person, whose address is 4159 Tee Circle, Sarasota, FL 34235, Grantor, and

MARGOT B. GEORGE, a single person, whose address is 4159 Tee Circle, Sarasota, FL 34235, Grantee,

as to a life estate interest, without any liability for waste, with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple with or without consideration, including the power to divest the remaindermen of their interest and convey the remainder interest to new remaindermen, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any, in fee simple, to the persons named hereinafter in the fractional shares set forth beside their names as follows: as to an undivided ONE-HALF (½) interest to PAUL WILLIAM WITTINE, whose address is 4159 Tee Circle, Sarasota, FL 34235, and as to an undivided ONE-HALF (½) interest to SUSAN B. RETZKE, whose address is 104 Shady Parkway, Sarasota, FL 34232.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 1107, Kensington Park Subdivision, Unit No. 9, as per plat thereof recorded in Plat Book 17, Page 48, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year, but this reference shall not operate to reimpose same.

EXAMINATION OF TITLE TO THE SUBJECT PROPERTY WAS NOT UNDERTAKEN IN CONNECTION WITH PREPARATION OF THIS INSTRUMENT.

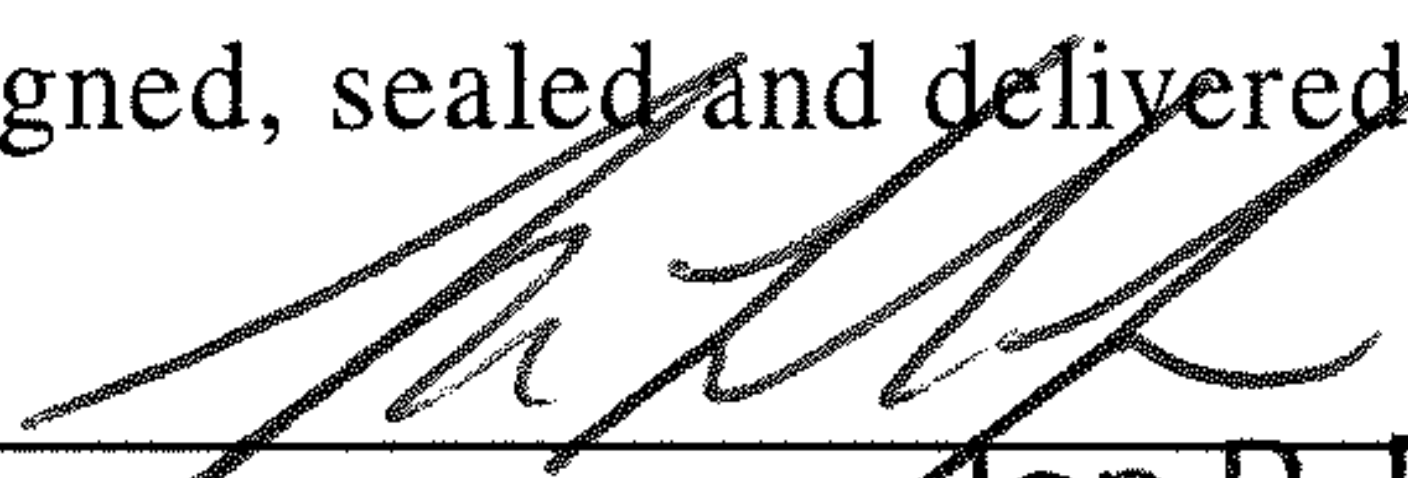
TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the Grantee, its heirs and assigns, in fee simple forever.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

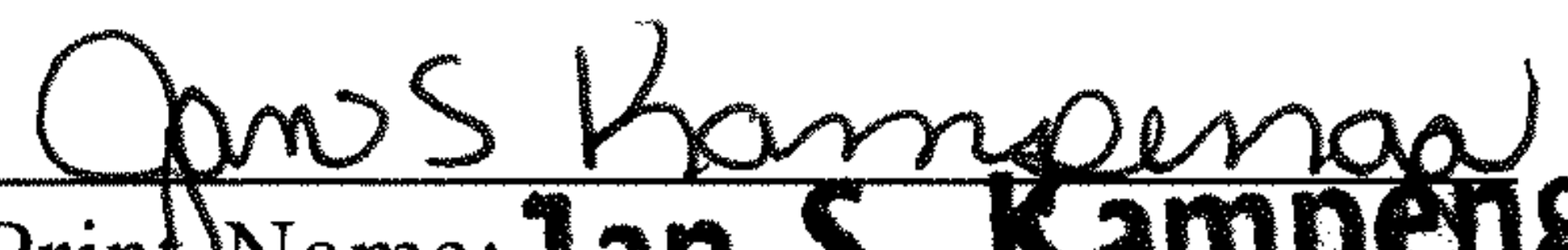
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Print Name: Jon R. Fahs Jr.

  
MARGOT B. GEORGE, a single person

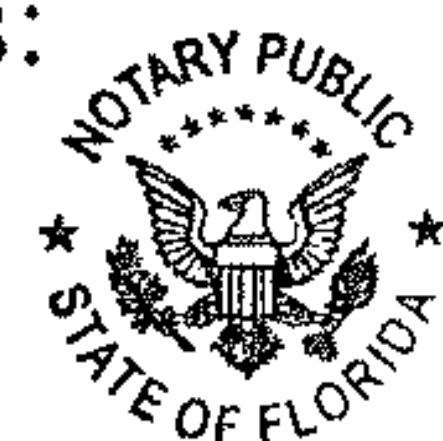
Witness # 1  
227 Nokomis Avenue S., Venice, FL 34285

  
Print Name: Jan S. Kampenga  
Witness # 2  
227 Nokomis Avenue S., Venice, FL 34285

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this May 22, 2026, by MARGOT B. GEORGE, a single person, who [] is personally known to me or [] has produced a driver's license as identification.

  
NOTARY PUBLIC REBEKAH E. LINK  
My Commission Expires:



REBEKAH E. LINK  
Commission # HH 453469  
Expires November 3, 2027