

5/22/2026 3:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498126

Prepared by and return to:  
**Ledbetter Cowan Law Group**  
**Steven W. Ledbetter, Esq.**  
**229 Pensacola Road**  
**Venice, FL 34285**  
**(941) 256-3965**

Doc Stamp-Deed: \$1,890.00

File Number: 2026-52

Consideration:\$270,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed made as of this 22nd day of May, 2026 between Dale John Strano, Individually and as Personal Representative of the Estate of Helen M. Strano whose post office address is 638 Rabbit Run Rd., Ennismore, ON K0L 1T0, Canada, grantor, and Gerald Dismer and Catherine Dismer, Trustees of The Dismer Family Living Trust dated May 22, 2025 whose post office address is 910 Wexford Boulevard, Venice, FL 34293, grantee:**

**(Whenever used herein the terms "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, trusts and trustees.)**

**Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in, Sarasota County, Florida to-wit:**

**Unit 910, THE NINTH FAIRWAY AT THE PLANTATION, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2103, Page 950, as thereafter amended, and as per Plat thereof recorded in Condominium Book 27, Page 47, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.**

**Parcel Identification Number: 0443031001**

**Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions 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 taxes accruing subsequent to December 31, 2025.**

In Witness Whereof, grantor has hereunto set grantor's hand and seal this 21st day of May, 2026.

<p><i>Signed, sealed and delivered in our presence:</i></p> <p><u>Jessica Posquad</u> Witness Printed Name: <u>Jessica Posquad</u> Address: <u>332 Aylmer St. N.</u> <u>Peterborough, ON</u></p> <p><u>Cindy Boyer</u> Witness Printed Name: <u>CINDY BOYER</u> Address: <u>332 AYLHER ST. N.</u> <u>PETERBOROUGH, ON K9H 3V6</u></p>	<p><u>Dale Strano</u> Dale John Strano, Individually and as Personal Representative of the Estate of Helen M. Stano</p>
---	---

Province of Ontario

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21st day of May, 2026 by Dale John Strano, Individually and as Personal Representative of Estate of Helen M. Stano who  is personally known or  has produced \_\_\_\_\_ as identification.



Emmet Paul Connelly  
Notary Public  
Print Name: Emmet Paul Connelly  
My Commission Expires: \_\_\_\_\_  
does not expire as long as  
I am a member of the  
Ontario bar.