

Consideration: \$1,150,000.00
Recording Fees: \$18.50 ✓
Documentary Stamps: \$8,050.00 ✓

Prepared by and Return To:



DUNLAP | MORAN
ATTORNEYS AT LAW

✓
Ryan Featherstone, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No.: 25143-2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026070591 2 PG(S)
May 26, 2026 03:40:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$8,050.00



WARRANTY DEED

This Warranty Deed is made by Martin J. Saenz and Ruth Anne Saenz, husband and wife, hereinafter referred to as "Grantor," to Ramakrishna V. Nistala and Jess Nistala, husband and wife, whose address is: 4803 Ancient Marble Dr., Sarasota, FL 34240, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

LOT 12, VILANO - PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE(S) 6, 6A THROUGH 6R, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above described property is: 0236020112.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 20th day of May, 2026.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

[Signature]
Witness 1 Signature
Witness 1 Printed Name:
Ryan A. Featherstone

Witness 1 Address:
P.O. BOX 3948
SARASOTA, FL 34230-3948

As to all Grantors
[Signature]

Witness 2 Signature
Witness 2 Printed Name: Chris Houchell

Witness 2 Address:
P.O. BOX 3948
SARASOTA, FL 34230-3948

As to all Grantors

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on May 20, 2026 by Martin J. Saenz and Ruth Anne Saenz.

Personally known
or Produced Identification
Type of Identification Produced FL DLs

Notary Public
Print Name: Ryan A. Featherstone
My Commission Expires:

GRANTOR:
[Signature]
Martin J. Saenz
4973 Antiquity Way
Sarasota, FL 34240

[Signature]
Ruth Anne Saenz
4973 Antiquity Way
Sarasota, FL 34240

