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INSTRUMENT # 2026070620 2 PG(S)

5/26/2026 3:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498723



Prepared by and Return to:  
Patty Reaves, an employee of  
First International Title, LLC  
329 S. Nokomis Avenue, Ste F  
Venice, FL 34285

Doc Stamp-Deed: \$3,500.00

File No.: 266491-91

**WARRANTY DEED**

This indenture made on **May 26, 2026** by **Glenn L. Bennett a/k/a Glenn L. Bennett, Individually, a single man, and as Co-Trustee of The Bennett Trust dated September 13, 1996**, whose address is: 1213 Laurel Ave, Venice, FL 34285 hereinafter called the "grantor", to **Daniele Nichtern**, whose address is: 5023 Northeast 11th Ave, Portland, OR 97211, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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:

**Lot 24, BEACH VILLAGE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 12, Page 2, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 0430060043

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**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 any way 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 31st of 2025.

**In Witness Whereof**, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

**The Bennett Trust dated September 13, 1996**

*Glenn L. Bennett*

**By Glenn L. Bennett a/k/a Glennis L. Bennett**

**Individually and as Co-Trustee**

**Signed, sealed and delivered in our presence:**

1st Witness Signature

Print Name

*VICKIE KOZEL*

Address:

329 S. Nokomis Ave, Suite F  
Venice, FL 34285

2nd Witness Signature

Print Name:

*P. REAVES*

Address:

329 S. Nokomis Ave, Suite F  
Venice, FL 34285

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on 5.26.26, by **Glenn L. Bennett a/k/a Glennis L. Bennett,**

**Individually and as Co-Trustee of The Bennett Trust dated September 13, 1996,** who (  ) is/are personally known to me or who (  ) produced a valid Photo ID as identification.

Notary Public Signature

Printed Name:

My Commission Expires:

