

5/27/2026 12:24 PM

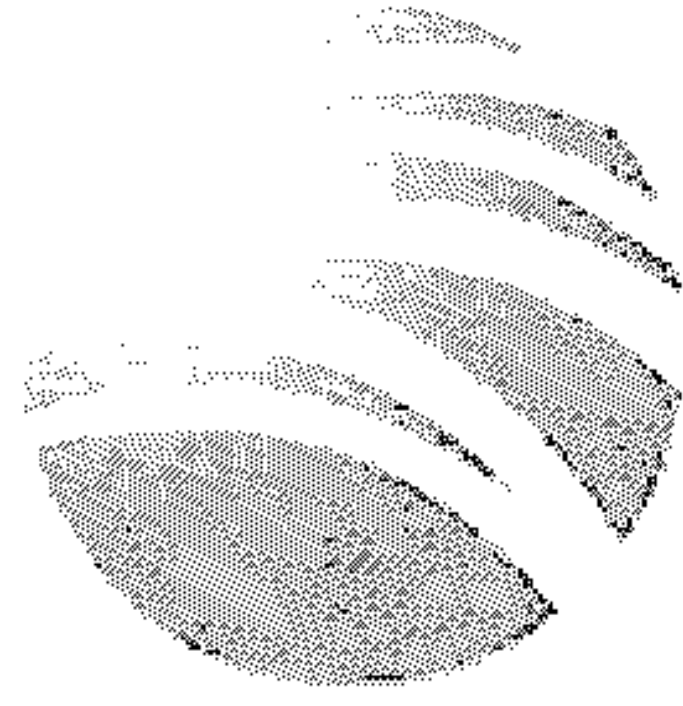
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498987



**SUNBELT**  
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$1,995.00

Stephanie Flint  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750426-03733

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### This Warranty Deed

Made this 26 day of May, 2026 by Thomas D. Werle and Tina M. Werle, Husband And Wife, hereinafter called the Grantor, to Michael G. Thomas, Trustee and Cindy J. Thomas, Trustee of the Thomas Family Trust dated August 29, 2023, whose post office address is: 30438 Ashton Ct, Farmington Hills, MI 48331, hereinafter called 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 Ten Dollars (\$10.00) 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 situated in Sarasota County, Florida, viz:

**Unit 1, Building H, Phase 3, PINEBROOK LAKE CLUB, a Condominium according to the Declaration of Condominium as recorded in Official Records Book 1534, Pages 1241 through 1290, inclusive, as amended, and as per plat thereof recorded in Condominium Book 19, Pages 17 through 17E, as amended, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.**

**Parcel Identification Number: 0404092008**

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness (Signature)  
Stephanie Flint  
Printed Name  
304 W. Venice Ave #302  
Address  
Venice, FL 34285  
City, State, Zip

[Signature]  
Thomas D. Werle  
304 Cassano Drive  
Nokomis, FL 34275  
[Signature]  
Tina M. Werle  
304 Cassano Drive  
Nokomis, FL 34275

[Signature]  
Witness: (Signature)  
SANDRA S. SIBLEY  
Printed Name  
827 CONNEMARA CIRCLE  
Address  
VENICE, FL 34292  
City, State, Zip

State of FLORIDA  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of MAY, 2026, by Thomas D. Werle, and Tina M. Werle., who:  is personally known to me or  produced photo ID as identification.

[Signature]  
NOTARY PUBLIC (signature)  
Print Name:  
My Commission Expires:  
Stamp/Seal:

