

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026070989 2 PG(S)**

**5/27/2026 12:56 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3499069

Consideration: \$135,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: William McComb, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-49031-001

**Doc Stamp-Deed: \$945.00**

Property Appraiser's Parcel ID No.: 2028103059

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 26<sup>th</sup> day of May, 2026, by and between **WENTZEL'S INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **51 Alafia Drive, Sarasota, FL 34240** (hereinafter "GRANTOR"), and **LANCE MATZKE, A SINGLE MAN**, whose address is **500 North Jefferson Avenue Unit 5, Sarasota, FL 34237** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**UNIT 5-J, JEFFERSON CLUB CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 1325, PAGE 1840, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 13, PAGES 7, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

**The individual(s) executing this instrument on behalf of Grantor covenant and agree that they have full right and authority to execute this instrument on behalf of Grantor.**

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Dawn Eckert*  
Printed Name Dawn Eckert  
P.O. Address 51 Alafia Dr.  
Sarasota FL 34240

(2) *Glenda D. Sessions*  
Printed Name Glenda D. Sessions  
P.O. Address 51 Alafia Dr.  
Sarasota, FL 34240

GRANTOR:

WENTZEL'S INVESTMENTS, LLC, A  
FLORIDA LIMITED LIABILITY COMPANY

By: *Cynthia D. Wentzel*  
Cynthia D. Wentzel  
Its: Authorized Member

By: *Theodore P. Wentzel, Jr.*  
Theodore P. Wentzel, Jr.  
Its: Authorized Member

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 21<sup>st</sup> day of May, 2026, by Cynthia D. Wentzel and Theodore P. Wentzel, Jr., as Authorized Members of Wentzel's Investments, LLC, a Florida limited liability company, (✓) who are personally known to me or ( ) who have produced \_\_\_\_\_ as identification.

*Kathryn Huss*  
Signature of Notary Public

(AFFIX SEAL)

KATHRYN HUSS  
Print, Type/Stamp Name of Notary

My Commission Expires: \_\_\_\_\_

