

5/28/2026 4:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500092



Doc Stamp-Deed: \$1,890.00

Prepared by and Return to:
Linda Raphial, an employee of
First International Title, LLC
223 Taylor Street, Ste 1120
Punta Gorda, FL 33950
File No.: 266353-92

WARRANTY DEED

This indenture made on May 27, 2026 by **Siesta Kabana, LLC, a Florida Limited Liability Company** whose address is: 10500 Marion Street, Englewood, FL 34224, hereinafter called the "grantor",

to **Darren H. Dins and Carrie L. Dins, husband and wife**

whose address is: 1516 Olympia Road, Venice, FL 34293,

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:

Lots 6529 and 6530, SOUTH VENICE UNIT NO. 24, according to the Plat thereof, recorded in Plat Book 6, Page(s) 71, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0452120011

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.

Siesta Kabana, LLC, a Florida Limited Liability Company



By Susan Kabana, Managing Member

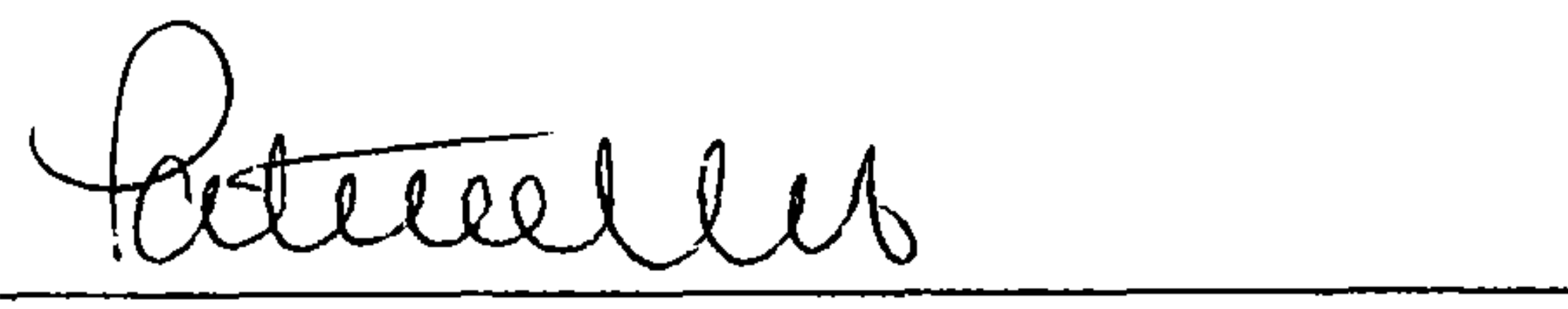
Signed, sealed and delivered in our presence:



1st Witness Signature

Print Name: Lisa Guild

Address: First International Title, Inc.
2828 S. McCall Rd. #216
Englewood, FL 34224
941-460-3108



2nd Witness Signature

Print Name: Patricia de la Peña

Address: First International Title, Inc.
2828 S. McCall Rd. #216
Englewood, FL 34224
941-460-3108

State of Florida
County of Charlotte

First International Title, Inc.
2828 S. McCall Rd. #216
Englewood, FL 34224
941-460-3108

The Foregoing Instrument Was Acknowledged before me by means of physical presence or ()

online notarization on this 26 day of May, 2026, by **Susan Kabana, as Managing Member of**

Siesta Kabana, LLC, a Florida Limited Liability Company, who () is/are personally known to me

or who produced a valid Dr. Lic as identification.



Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)

