

Prepared by and return to:

Tina Mroczkowski  
Bowman, George, Scheb, & Chapman, P.A.  
2750 Ringling Blvd.  
Suite 3  
Sarasota, FL 34237

5/29/2026 1:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500449

File No 10419.001

Doc Stamp-Deed: \$1,260.00

Parcel Identification No 0025121018

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**WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of May, 2026 between Wesley Moir Hoffman, a married man, whose post office address is 35-45 82nd Street #52, Queens, NY 11372, United States, of the County of Queens, New York, Grantor, to Elizabeth Frances Hagenmayer, a single woman, whose post office address is 4621 Pine Street, G605, Philadelphia, PA 19143, of the County of Philadelphia, Pennsylvania, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Unit 18, Sarasota Village Gardens, f/k/a Village Gardens Condominium, Phase I, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1302, Page 1441, and all amendments thereto, and amended and restated in Official Records Book 1849, Page 29, and as amended, and according to the plat thereof recorded in Condominium Book 12, Page 28, amended in Condominium Book 14, Page 9, and as amended in Condominium Book 15, Page 39, Public Records of Sarasota County, Florida.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

Grantor certifies and covenants to Grantee that neither Grantor, nor any of his family, reside on the above described property or any property adjacent thereto; that the above described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Wesley Moir Hoffman

3545 Eud St - 52

Jackson Heights NY 11372  
WITNESS 1 ADDRESS

620 Clinton Ave

Bridgewater, CT 06605  
WITNESS 2 ADDRESS

WITNESS

PRINT NAME: GEORGIA SOUTHWORTH

WITNESS

PRINT NAME: PRINCE ALEXANDER SCOTT

STATE OF ~~NEW YORK~~ CONNECTICUT  
COUNTY OF HARTFORD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of May, 2026, by Wesley Moir Hoffman,  who is personally known to me or  who has produced DRIVER LICENSE as identification

Signature of Notary Public

PRINCE ALEXANDER SCOTT

Print, Type/Stamp Name of Notary

