

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026073212 2 PG(S)**

**5/29/2026 4:23 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3500886

Consideration: \$750,000.00

Prepared by and return to:

Opus Title, LLC

Attn:Lori Bo

PO Box 5947

Sarasota, FL 34277

OTL-26-517

**Doc Stamp-Deed: \$5,250.00**

Property Appraiser's Parcel ID No.: Property 1:  
0456-01-0079

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 29th day of May, 2026, by and between **REX BYRON LINDGREN AND NANCY LEA LINDGREN, husband and wife**, whose address is **6122 Birch Cliff Road, Silver Bay, MN 55614** (hereinafter "GRANTOR"), and **IRINA KLINE, a single woman**, whose address is **851 Linden Road, Venice, FL 34293** (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:

**LOTS 9940, 9941 AND 9942, SOUTH VENICE UNIT 36, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 92, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

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 property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.


*(acknowledgment signatures on following page)*

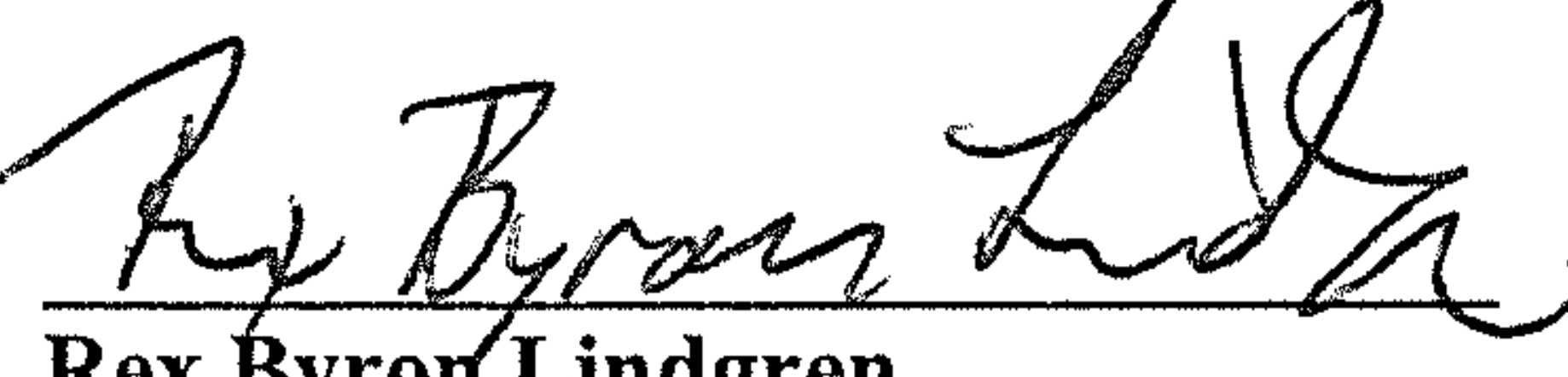

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

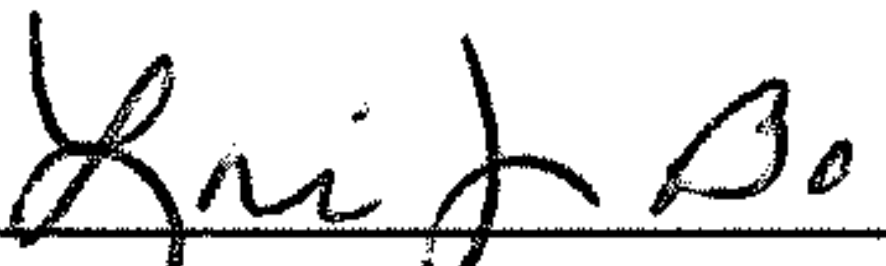
Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

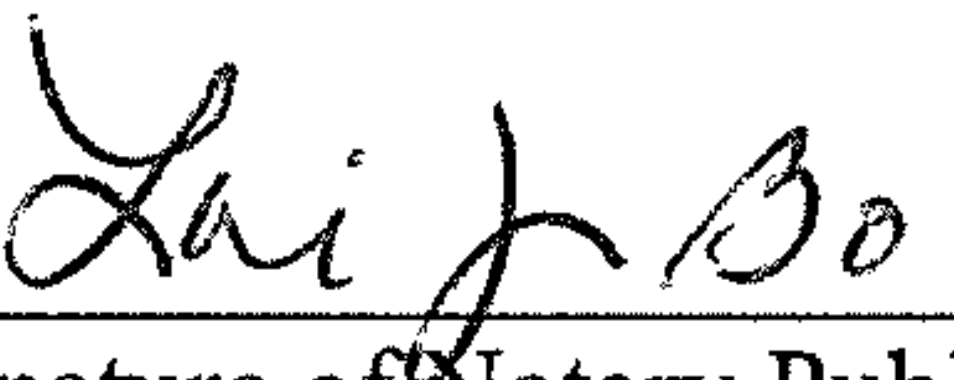
(1)   
Printed Name Matthew Charland  
P.O. Address 400 Barcelona Ave  
Venice FL 34285

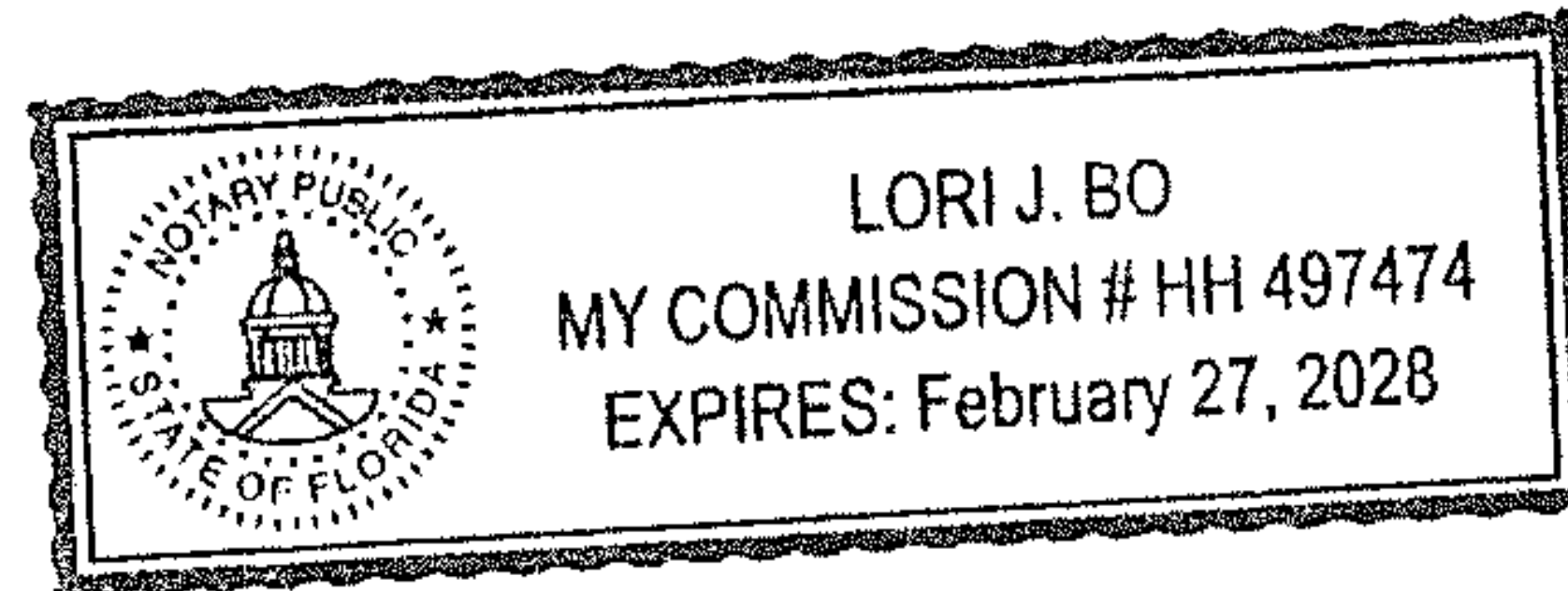
  
Rex Byron Lindgren  
  
Nancy Lea Lindgren

(2)   
Printed Name: Lori J. Bo  
P.O. Address: 400 Barcelona Avenue  
Venice, FL 34285

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 26th day of May, 2026, by Rex Byron Lindgren and Nancy Lea Lindgren, ( ) who are personally known to me or (X) who have produced US passport + MN DL as identification.

  
Signature of Notary Public



\_\_\_\_\_  
Print, Type/Stamp Name of Notary