

6/1/2026 12:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501065



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$5,530.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-03361

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This Warranty Deed

Made this 29 day of May, 2026 by Patrick Keating and Teresa Keating, Husband And Wife, hereinafter called the Grantor, to ~~Frank Berlage~~ and Carol Amanda Clark, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, whose post office address is: 91 9th St #434, Naples, FL 34102, 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:

Lot 11, Block 15, Gulf View Section of Venice, according to the plat thereof, as recorded in Plat Book 2, Page(s) 77, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0175100014

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:

Gilbert Oertzen
Witness: (Signature)

Printed Name Elke von Oertzen
400 Barcelona Ave
Address
Venice, FL 34285
City, State, Zip

Patrick Keating
Patrick Keating
24849 Pennington Terrace
Venice, FL 34293

Teresa Keating
Teresa Keating
24849 Pennington Terrace
Venice, FL 34293

Jennifer Lynn Flodin
Witness: (Signature)

Printed Name Jennifer Lynn Flodin
304 West Venice Ave. Sk 302
Address
Venice, FL 34285
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 28 day of May, 2026, by Patrick Keating, and Teresa Keating,, who: ☐ is personally known to me or ☒ produced Drivers License as identification.

Jennifer Lynn Flodin
NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:

