

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075177 2 PG(S)**

6/3/2026 1:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502471



Doc Stamp-Deed: \$2,912.00

**Prepared by and Return to: Patty
Reaves , an employee of First
International Title, LLC 329 S.
Nokomis Avenue, Ste F Venice, FL
34285**

File No.: 265593-91

WARRANTY DEED

This indenture made on **June 03, 2026** by **Lorene A. Ryan, individually a single woman and as Trustee of the Lorene A. Ryan Trust, dated December 30, 2012 and Billie A. Wagoner, individually a single woman and as Trustee of the Billie A. Wagoner Trust, dated December 30, 2012**, whose address is: 15860 Aurora Lake Cr, Wimauma, FL 33958 hereinafter called the "grantor", to **David W. Steigerwalt and Elaine Mary Steigerwalt, husband and wife**, whose address is: 20636 Capello Drive, Venice, FL 34292, 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:

Lot 29, Block 7, VENETIAN FALLS PHASE 2, according to the Plat thereof, recorded in Plat Book 45, Page(s) 11, 11A through 11V, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0420010032**

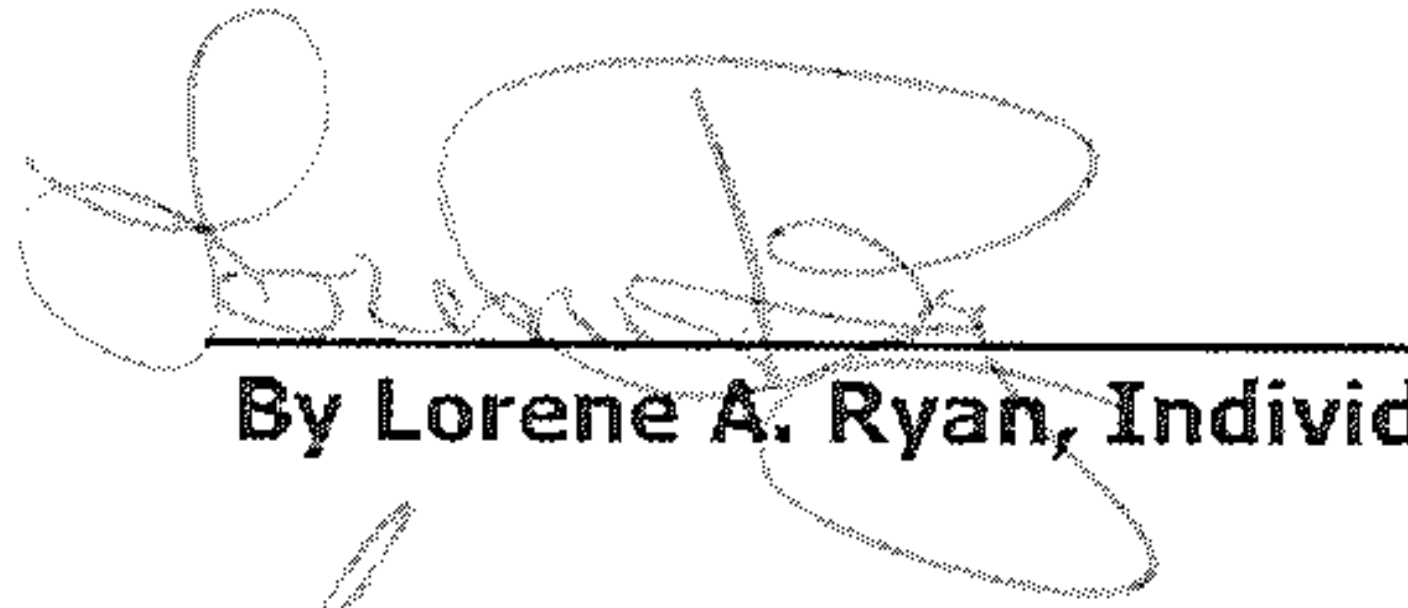
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

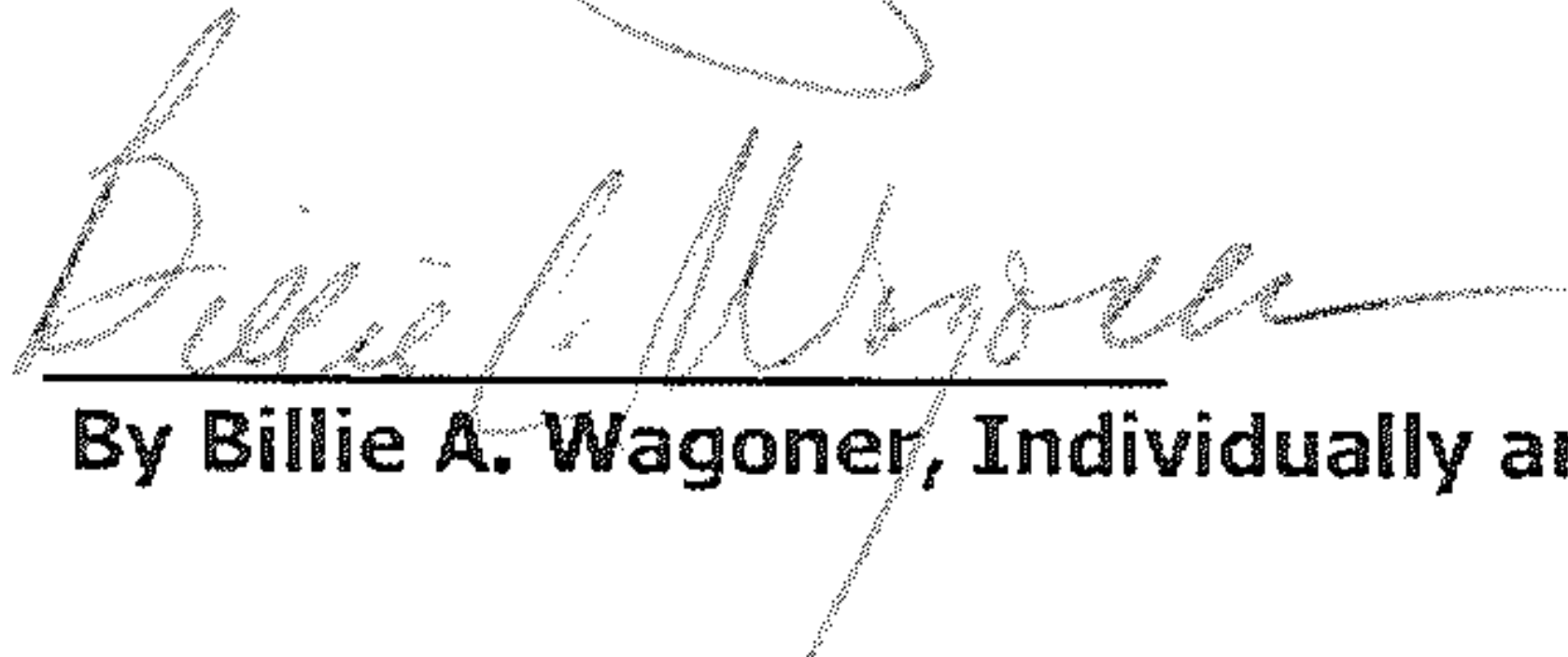
To Have and to Hold, the same in fee simple forever.

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.

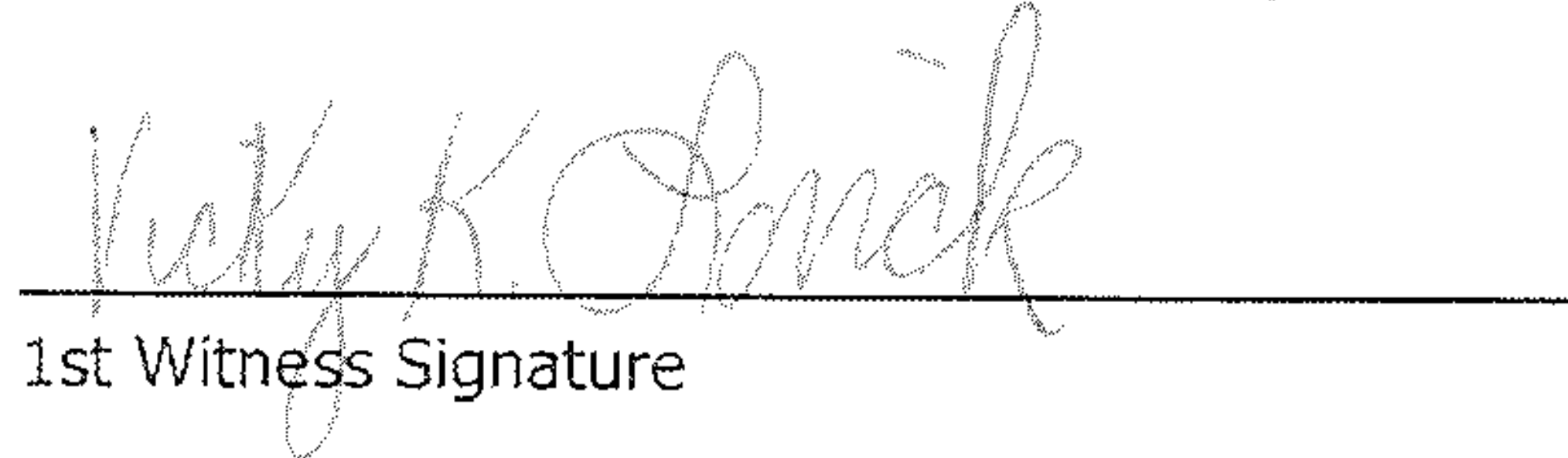


By Lorene A. Ryan, Individually and as Trustee of The Lorene A. Ryan Trust dated December 30, 2012



By Billie A. Wagoner, Individually and as Trustee of The Billie A. Wagoner Trust, dated December 30, 2012

Signed, sealed and delivered in our presence:

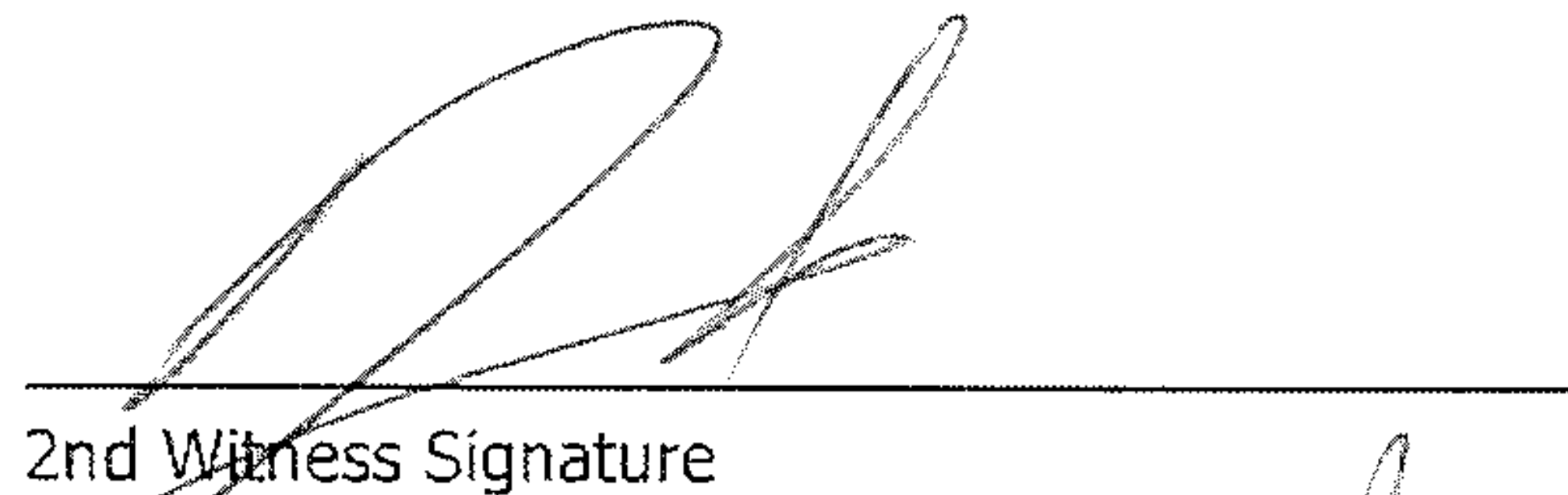

1st Witness Signature

Print Name: VICKY K. LORICK

Address: 1666 AMETHYST KEY DR.
WIMAUMA, FL 33598

State of FLORIDA

County of Hillborough


2nd Witness Signature

Print Name: Jokerria Boyd

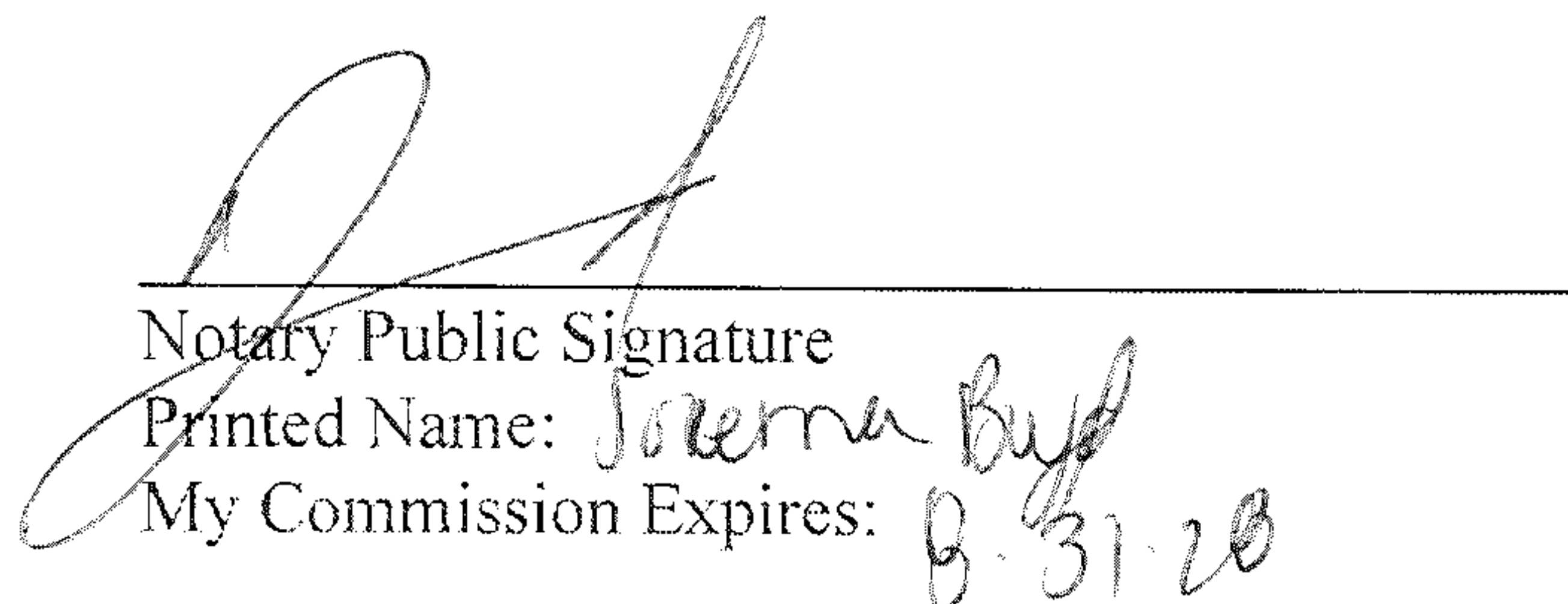
Address: 11232 Byrd Rd
Ruleville, GA 30569

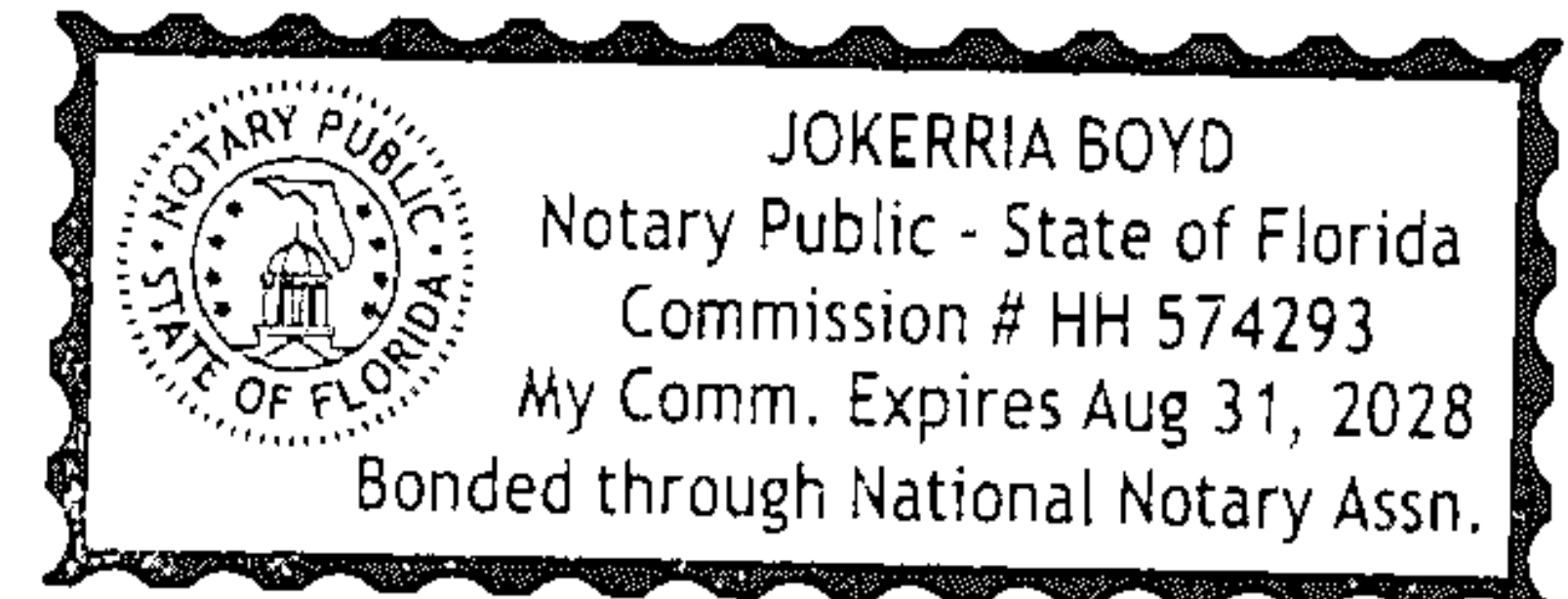
The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization
on 26th of May 2026, by Lorene A. Ryan, individually and as Trustee of the Lorene A. Ryan

Trust, dated December 30, 2012 and Billie A. Wagoner, individually and as Trustee of the Billie A. Wagoner

Trust, dated December 30, 2012, who (☐) is/are personally known to me or who (☒) produced a valid

drivers license as identification.


Notary Public Signature
Printed Name: Jokerria Boyd
My Commission Expires: 8-31-28



(NOTARY SEAL)