

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075536 2 PG(S)**

6/3/2026 3:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502768

Doc Stamp-Deed: \$4,305.00

Prepared by and return to:

Hayley Baldinelli
Infanti Law Firm
1605 Main Street
Suite 1112
Sarasota, FL 34326
(941) 289-3929
File No 2026-6461

Purchase Price: \$615,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$4,305.00

Parcel Identification No.: 0161030042

WARRANTY DEED

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

THIS INDENTURE made this **28th day of May, 2026**, between **Greg K. Wickner, Individually and as Trustee of Greg K. Wickner Trust dated March 2, 2023, and any amendments thereto**, whose post office address is **105 Aurora St. W., Venice, FL 34293**, Grantor, to **Kelly Chase and Brian Chase, wife and husband**, as tenants by the entirety, whose post office address is **421 Bayside Lane, Nokomis, FL 34275**, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

LOT 21, BLOCK 3, SORRENTO BAYSIDE, (F/K/A BAYSIDE PARK), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE(S) 50, 50A-50E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantees 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 have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

To have and to hold the same in fee simple forever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

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

Signed, sealed and delivered in our presence:

WITNESSES #1:

Printed Name: Hayley Baldinelli

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Greg K. Wickner Trust dated March 2, 2023, and
any amendments thereto

By: [Signature]
Greg K. Wickner, Individually and as Trustee

WITNESSES #2:

Printed Name: Sara Huddleston

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of May, 2026, by Greg K. Wickner, Individually and as Trustee of Greg K. Wickner Trust dated March 2, 2023, and any amendments thereto, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

