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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503228

Prepared by:
Hillsborough Title, Inc.
Jenna Monnie
3410 Henderson Blvd., #100
Tampa, FL 33609
File No.: ST126-141769

This Deed is prepared pursuant to the issuance of Title Insurance

Doc Stamp-Deed: \$1,925.00

GENERAL WARRANTY DEED

Effective this May 29, 2026. by Thomas John Dondlinger, a married man and Paul Dondlinger, a married man, whose address is: 8121 34th Ave S, #208, Bloomington, MN 55425 hereinafter called the grantor, to Dillon Sunderland, a single man, whose post office address is: 2760 Royal Palm Drive, North Port, FL 34288, 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 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, viz:

Lot 11, Block E, of Bobcat Trail, Phase I, according to the Plat thereof, as recorded in Plat Book 39, Page(s) 21, 21A through 21N, of the Public Records of Sarasota County, Florida.

Parcel ID No.: 1140160511

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.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 except taxes accruing subsequent to the current year.

Prepared by:
Hillsborough Title, Inc.
Jenna Monnie
3410 Henderson Blvd., #100
Tampa, FL 33609
incidental to the issuance of a title insurance policy
File No.: ST126-141769

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Philip A. Burke

Witness Printed Name: Philip A Burke

Address: 8121 34th Ave S #208
Bloomington MN 55425

Thomas John Dondlinger

Thomas John Dondlinger

Paul Dondlinger

Paul Dondlinger

Maria Watson

Witness Printed Name: Maria Watson

Address: 8121 34th Ave S #208
Bloomington MN 55425

Address:

8121 34th Ave S, #208
Bloomington, MN 55425

State of Minnesota
County of Hennepin

The foregoing instrument was executed and acknowledged before me this 29th of May, 2026, by means of ☒ Physical Presence or ☐ Online Notarization, by Thomas John Dondlinger, a married man and Paul Dondlinger, a married man, who is/are personally known to me or who has produced a valid driver's license as identification.

[Signature]
Notary Public

My Commission Expires: 1-31-2030

(SEAL)

