

6/9/2026 1:24 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3504876

Doc Stamp-Deed: \$1,995.00

Prepared by and return to:
GREGORY C. ROBERTS
Attorney at Law
Klingbeil & Roberts, P.A.
341 Venice Avenue West
Venice, FL 34285
941-485-2900
File Number: 25-0277
Will Call No.:

Parcel Identification No. 0448122077

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 5th day of June, 2026 between **PYOTR ZACHER SHEYNER and RITA MICHAEL SHEYNER, husband and wife, individually and as Trustees of the Sheyner Family Trust dated 11/12/07** whose post office address is **3730 Cadbury Circle, #415, Venice, FL 34293** of the County of **Sarasota**, State of **Florida**, grantor*, and **LIFESTAR POINTE LOOP, LLC, a Florida limited liability company** whose post office address is **3799 Cadbury Circle, #208, Venice, FL 34293** of the County of **Sarasota**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida**, to-wit:

Unit 415, Building 2, Phase I, WOODMERE AT JACARANDA, a Condominium, according to the Declaration of Condominium recorded in Instrument Number 1998155485, and all amendments thereto, and per plat thereof recorded in Condominium Book 33, Page 3, of the Public Records of Sarasota County, Florida.

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

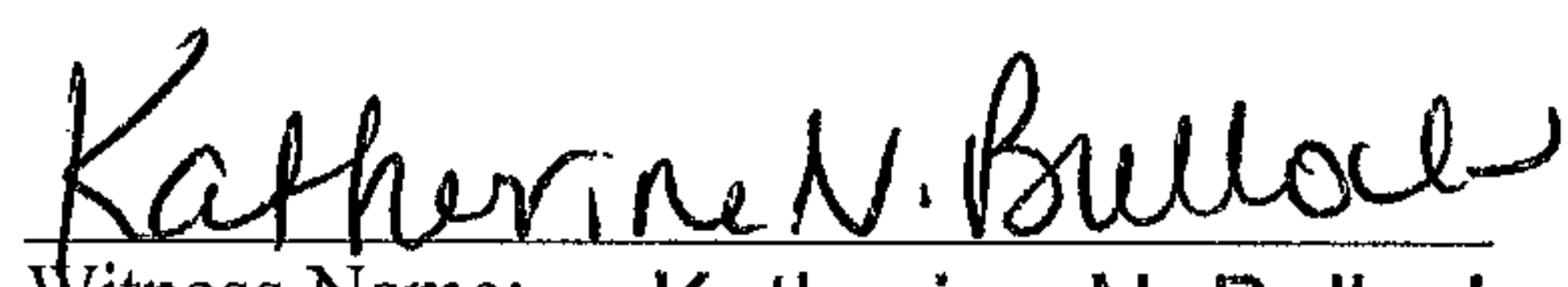
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

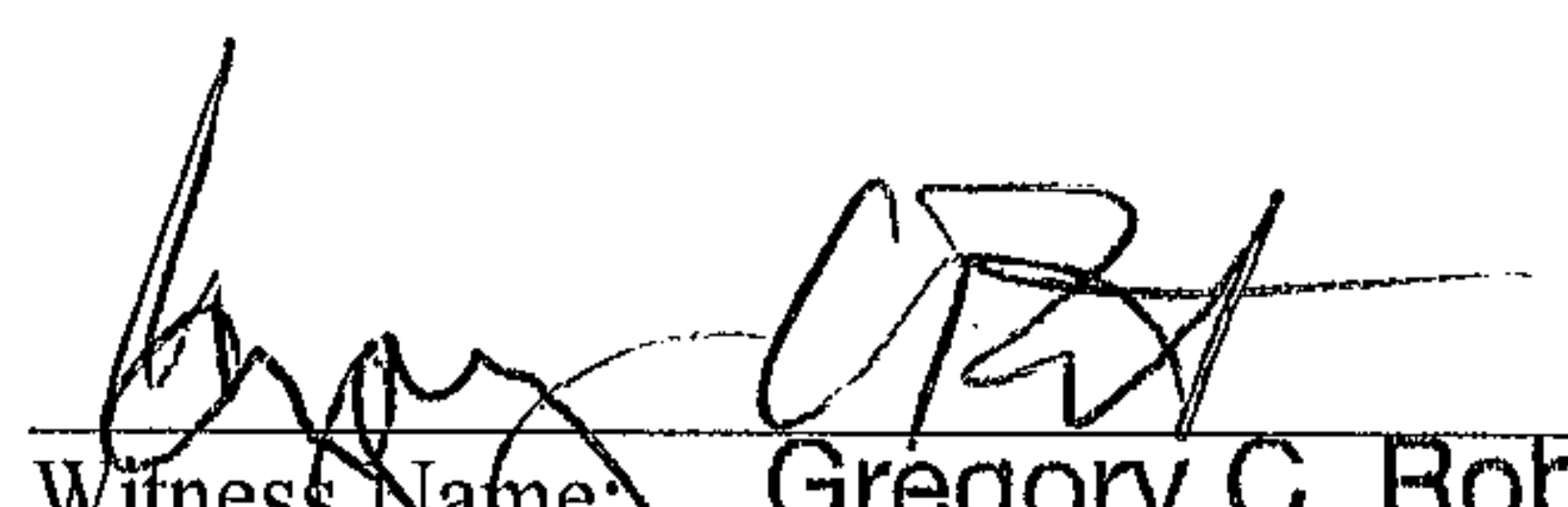
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

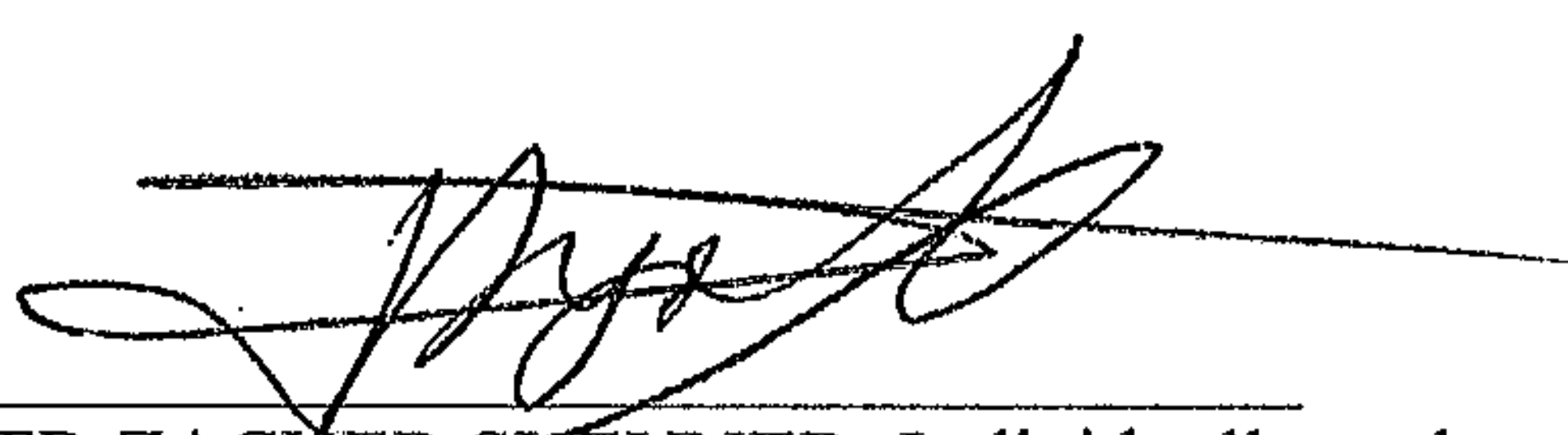
Signed, sealed and delivered in our presence:


Witness Name: Gregory C. Roberts
Witness Address :
341 W. Venice Avenue
Venice, FL 34285


Witness Name: Katherine N. Bullock
Witness Address :
341 W. Venice Avenue
Venice, FL 34285


Witness Name: Gregory C. Roberts
Witness Address :
341 W. Venice Avenue
Venice, FL 34285

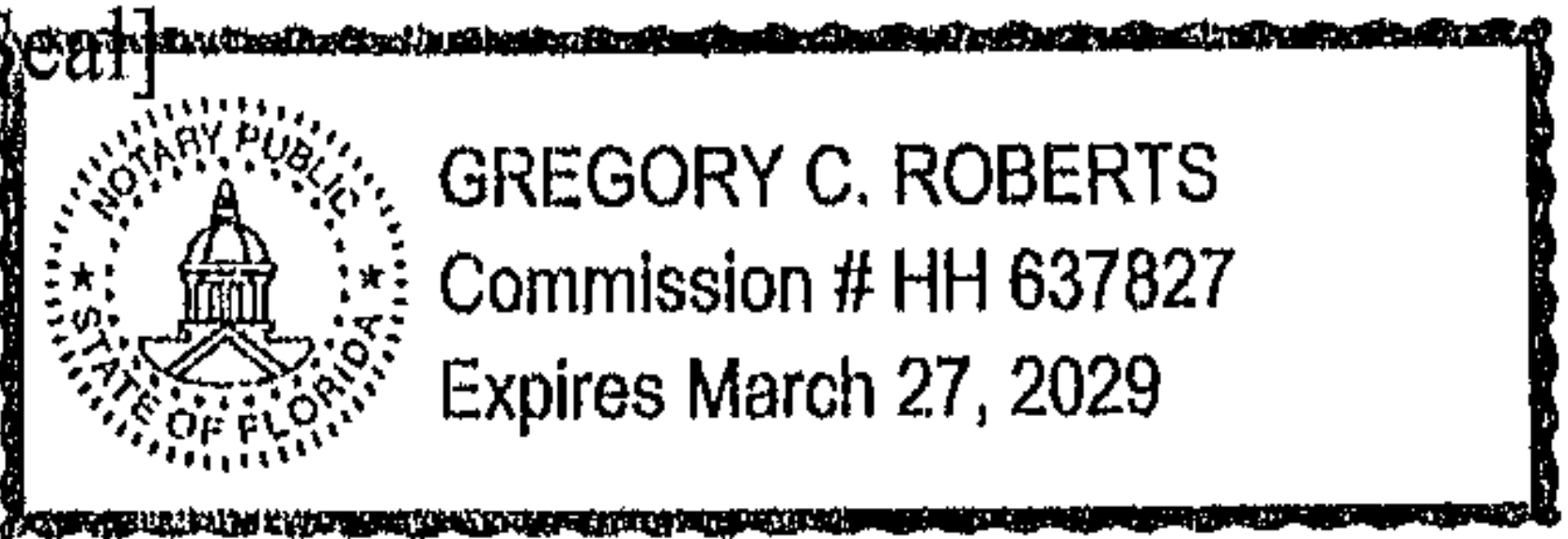

Witness Name: Katherine N. Bullock
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341 W. Venice Avenue
Venice, FL 34285

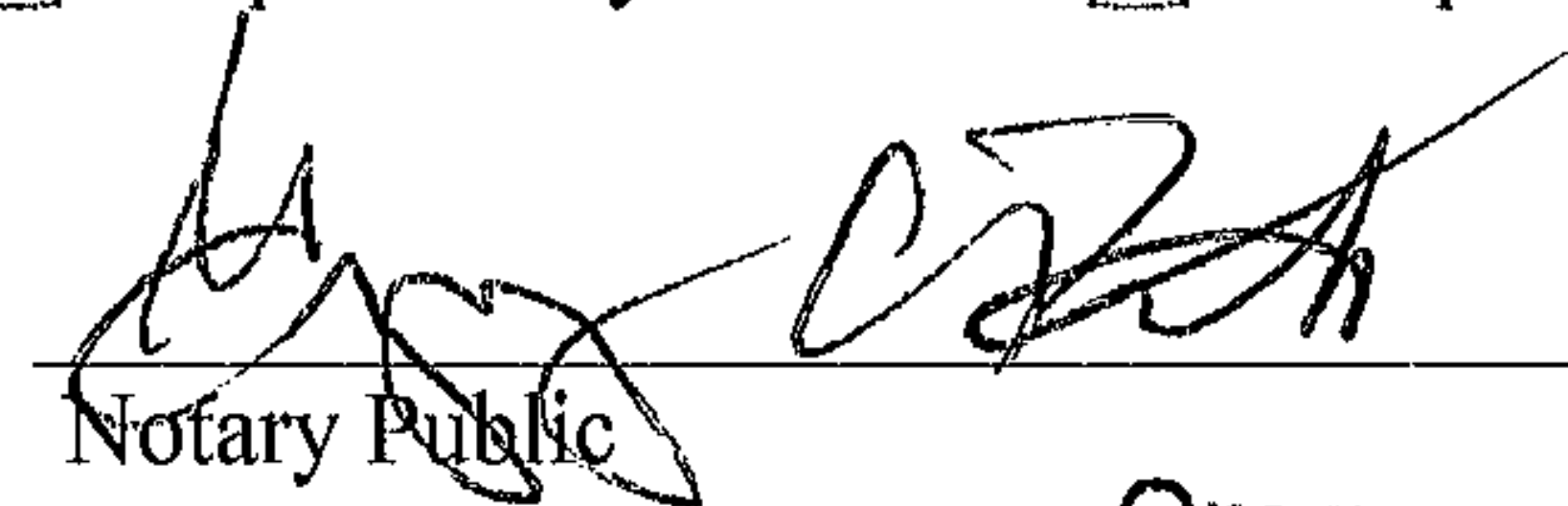

PYOTR ZACHER SHEYNER, Individually and as Trustee


RITA MICHAEL SHEYNER, Individually and as Trustee

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of June, 2026 by PYOTR ZACHER SHEYNER and RITA MICHAEL SHEYNER, individually and as Trustees of the Sheyner Family Trust dated November 12, 2007, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public
Printed Name: Gregory C. Roberts
My Commission Expires: _____