

6/9/2026 3:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3505177

Doc Stamp-Deed: \$2,499.00

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224

File No.: ENG-2026-3120
Parcel ID Number: 0460080030

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **9th day of June, 2026** between **Gregory Alan Wichmann and Kristina Wichmann, husband and wife**, whose post office address is **12550 Meribel Street, Venice, FL 34293**, of the County of Sarasota, State of Florida, Grantors, to **Marylee Boorujian, an unmarried woman**, whose post office address is **4470 Corso Venetia Boulevard, Venice, FL 34293**, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lot 604, Venetia - Phase 5, according to the plat thereof, as recorded in Plat Book 43, Page(s) 42, 42A through 42G, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: Sarah Johnstone

WITNESS 1 ADDRESS:

1212-A EAST VENICE AVE.
VENICE, FL, 34285

WITNESS 2 SIGNATURE

PRINT NAME: DOUGLAS S. KNAPPE

WITNESS 2 ADDRESS:

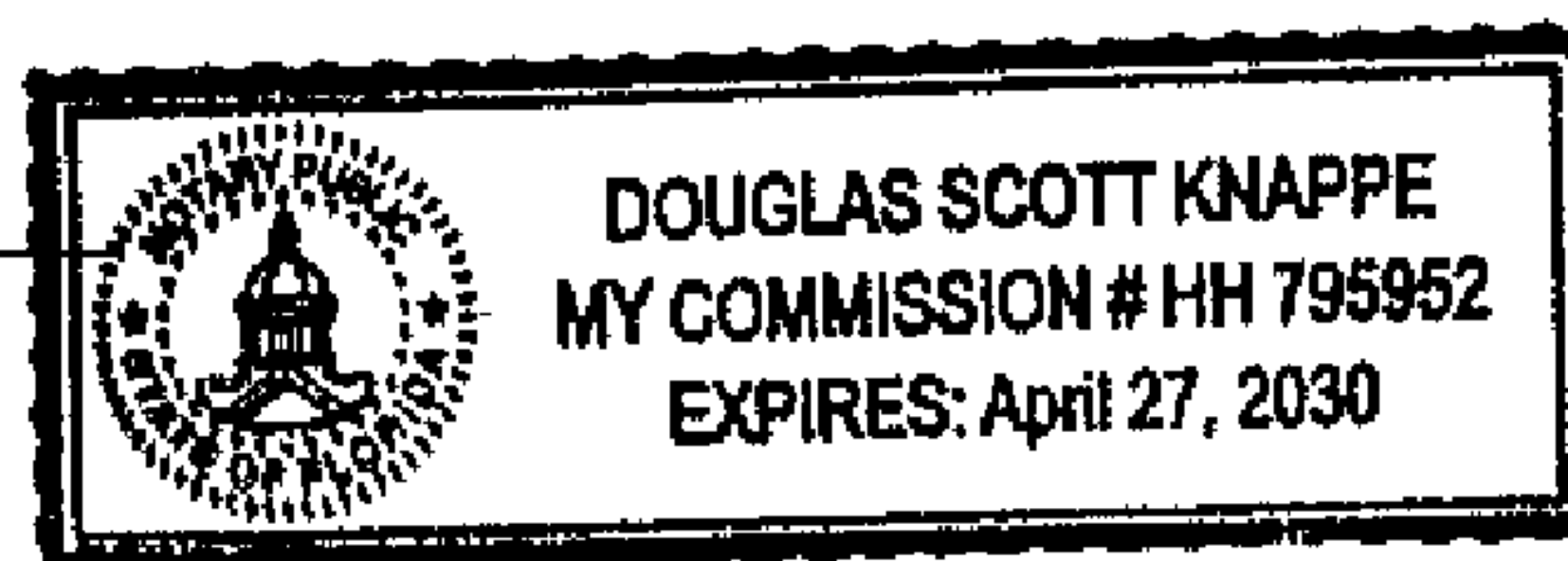
1212-A EAST VENICE AVE.

VENICE, FL, 34285
STATE OF FLORIDA
COUNTY OF SARASOTA

1212-A EAST VENICE AVE.
VENICE, FL, 34285

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of June, 2026, by Gregory Alan Wichmann and Kristina Wichmann, ☐ who is/are personally known to me or ☒ who has/have produced DRIVER LICENSE as identification.


Signature of Notary Public



Print, Type/Stamp Name of Notary

(NOTARY SEAL)