

Prepared by:
Wanda Pistella
Leech Tishman Fuscaldo & Lampl, LLC
8470 Enterprise Circle
Lakewood Ranch, Florida 34202

File Number: 2026-0154

Consideration: **955,500.00**

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079313 2 PG(S)

6/11/2026 1:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505972

Doc Stamp-Deed: \$6,688.50

General Warranty Deed

Made this June 8, 2026 A.D. By **Nancy A. Dehner, an unmarried woman and Corry Hill and Kristin S. Hill, husband and wife**, whose address is: 7056 Saddle Creek Lane, Sarasota, Florida 34241, hereinafter called the grantor, to **Robert J. Colonder and Sara Colonder, husband and wife**, whose post office address is: 8312 Misty Lake Circle, Sarasota, Florida 34241, 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 43, THE PRESERVE AT MISTY CREEK, UNIT 5, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 15, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0270060430**

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 December 31, 2025.

Prepared by:
Wanda Pistella
Leech Tishman Fuscaldo & Lampl, LLC
8470 Enterprise Circle
Lakewood Ranch, Florida 34202

File Number: 2026-0154
Consideration: **955,500.00**

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

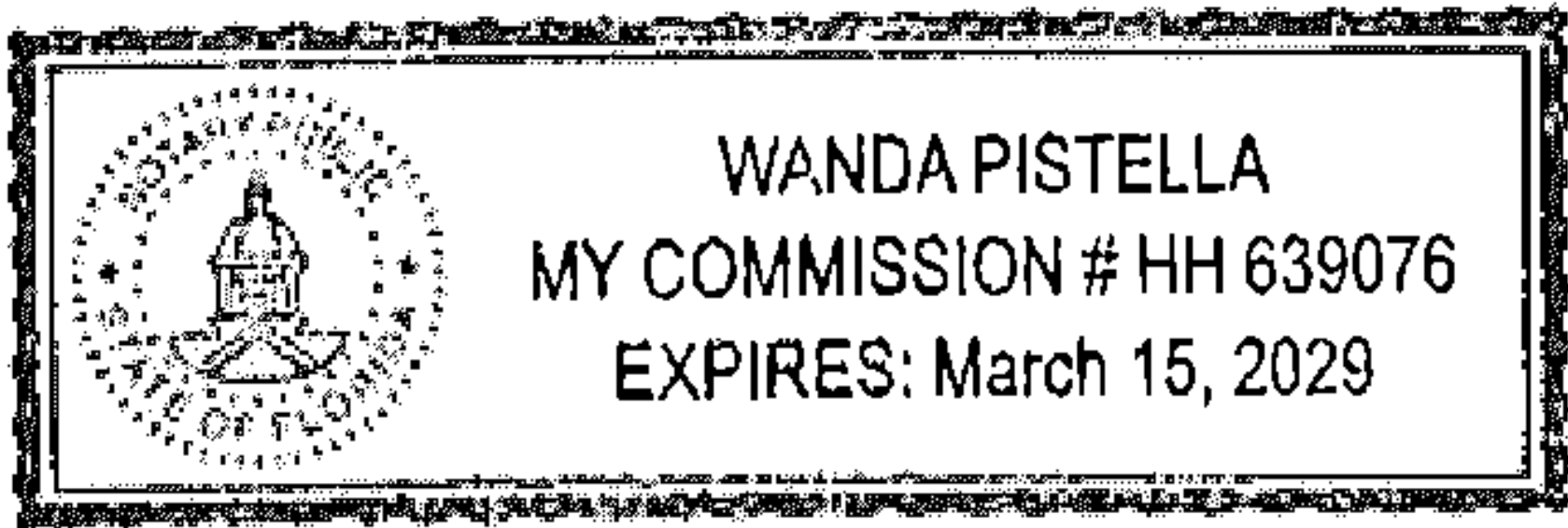
Signed, sealed and delivered in our presence:
[Signature]
Signature: _____ - Witness
Wanda Pistella
Print name: _____
8470 Enterprise Circle #100
Address Line 1: _____
Lakewood Ranch FL 34208
Address Line 2: _____
[Signature]
Signature: _____ - Witness
Gretchen Kennedy
Print name: _____
8470 Enterprise Cir #100
Address Line 1: _____
Lakewood Ranch, FL 34208
Address Line 2: _____

Nancy A. Dehner, by Kristin S. Hill
as her attorney in fact
Nancy A. Dehner by Kristin S. Hill as her attorney in fact - Seller
[Signature]
Corry Hill - Seller
[Signature]
Kristin S. Hill - Seller

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 8th day of June, 2026, by Nancy A. Dehner by Kristin S. Hill as her attorney in fact, an unmarried woman and Corry Hill and Kristin S. Hill, husband and wife, who is/are personally known to me or who has produced D. License as identification.

Seal



[Signature]
Notary Public

Print Name: _____
My Commission Expires: _____