

6/11/2026 3:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506166

Doc Stamp-Deed: \$3,675.00

Prepared by and return to:

Trish Sanson

Lyons Title & Trust

27911 Crown Lake Boulevard

Ste. 102

Bonita Springs, FL 34135

File No 26-4925-2

Parcel Identification No 0176-15-1110

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WARRANTY DEED

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

This indenture made the 9th day of June, 2026 between Donald Lewis Henry and Cassandra Elaine Henry, husband and wife, whose post office address is 900 South Tamiami Trail, #615, Venice, FL 34285, of the County of Sarasota, Florida, Grantor, to Michael Wehner and Roxane Wehner, husband and wife, whose post office address is 3162 Lorne Scots Avenue, Dublin, OH 43017, of the County of Franklin, Ohio, Grantee:

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 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:

Unit 801, Building 3E, Valencia on the Gulf f/k/a Valencia Residences f/k/a Valencia Condominium Residences, a Condominium according to the Declaration of Condominium recorded in Official Records Book 974, Page 804, as amended and restated in ORI No. 2006112452 and in ORI No. 2023051259, and according to the Plat thereof recorded in Condominium Book 6, Page 1, as amended, of the Public Records of Sarasota County, 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor 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:

Donald Lewis Henry
Donald Lewis Henry

Cassandra Elaine Henry
Cassandra Elaine Henry

Michelle Segatto

WITNESS

PRINT NAME: Michelle Segatto

Beth McKinnon

WITNESS

PRINT NAME: Beth McKinnon

20th Harbor Dr S
Venice FL 34285

WITNESS 1 ADDRESS

409 Baycrest Dr
Venice FL 34285

WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd ^{04th} day of June, 2026, by Donald Lewis Henry and Cassandra Elaine Henry, ☐ who is/are personally known to me or ☒ who has/have produced FL Drivers Licenses as identification.

Beth McKinnon
Signature of Notary Public

Beth McKinnon
Print, Type/Stamp Name of Notary

