

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079597 2 PG(S)

Prepared by and return to:
Lori A. Wellbaum
Wellbaum Law, P.A.
686 North Indiana Avenue
Englewood, FL 34223

6/11/2026 3:06 PM

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

SIMPLIFILE

Receipt # 3506167

File No 2026-85

Doc Stamp-Deed: \$1,750.00

Parcel Identification No 0856050065

[Space Above This Line For Recording Data]

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

This indenture made the 10th day of June, 2026 between **George E. Stone and Victoria F. Stone, husband and wife**, whose post office address is 2921 Jacaranda Boulevard, Room 322, Venice, FL 34293, Grantor, to **Frank Stanziola, a single man**, whose post office address is 13375 Abercrombie Drive, Englewood, FL 34223, 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:

Lot 34, STILLWATER, UNIT THREE, according to the plat thereof as recorded in Plat Book 46, Page 3, 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.

GRANTOR herein covenants that **Victoria F. stone** is one and the same as **Victoria Stone**.

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:

George E Stone by Melanie Lynne Mangos
George E. Stone by Melanie Lynne Mangos F/K/A Melanie
Adkins Mangos, his Attorney-In-Fact
2921 Jacaranda Boulevard, Room 322, Venice, FL 34293
Address

Victoria F Stone by Melanie Lynne Mangos
Victoria F. Stone by Melanie Lynne Mangos F/K/A Melanie
Adkins Mangos, her Attorney-In-Fact
2921 Jacaranda Boulevard, Room 322, Venice, FL 34293
Address

<u>Brittany Scales</u> WITNESS PRINT NAME: <u>Brittany Scales</u> <u>Alexandra Rhoads</u> WITNESS PRINT NAME: <u>Alexandra Rhoads</u>	<u>686 N Indiana Ave, Englewood, FL 34223</u> WITNESS 1 ADDRESS <u>686 N Indiana Ave, Englewood, FL 34223</u> WITNESS 2 ADDRESS
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STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9
day of JUNE, 2026, by Melanie Lynne Mangos F/K/A Melanie Adkins Mangos, as Attorney-In-Fact for George E. Stone and
Victoria F. Stone, ☐ who is personally known to me or ☒ who has produced Driver's License as
identification.

Brittany Scales
Signature of Notary Public

Brittany Scales

Print, Type/Stamp Name of Notary

