

6/11/2026 4:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3506476

Prepared By and
When Recorded Return to:

Doc Stamp-Deed: \$2,170.00

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Jill Bowen, Esq.

Consideration: \$310,000.00
Doc Stamps: \$2,170.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 11th day of June, 2026, by Klaus M. Essele, a single man ("Grantor") to Kenneth T. Smith and Nancy L. Smith, whose post office address is 4216 Central Sarasota Parkway, Unit 1312, Sarasota, FL 34238 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 1312, PLAZA DE FLORES, A CONDOMINIUM, according to the Declaration of Condominium, recorded in Official Records Instrument No. 1998126802, as amended, and according to the plat thereof recorded in Condominium Book 32, Page 44, as amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

The Property Appraiser's Parcel Identification Number for the above described real property is 0132012202.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

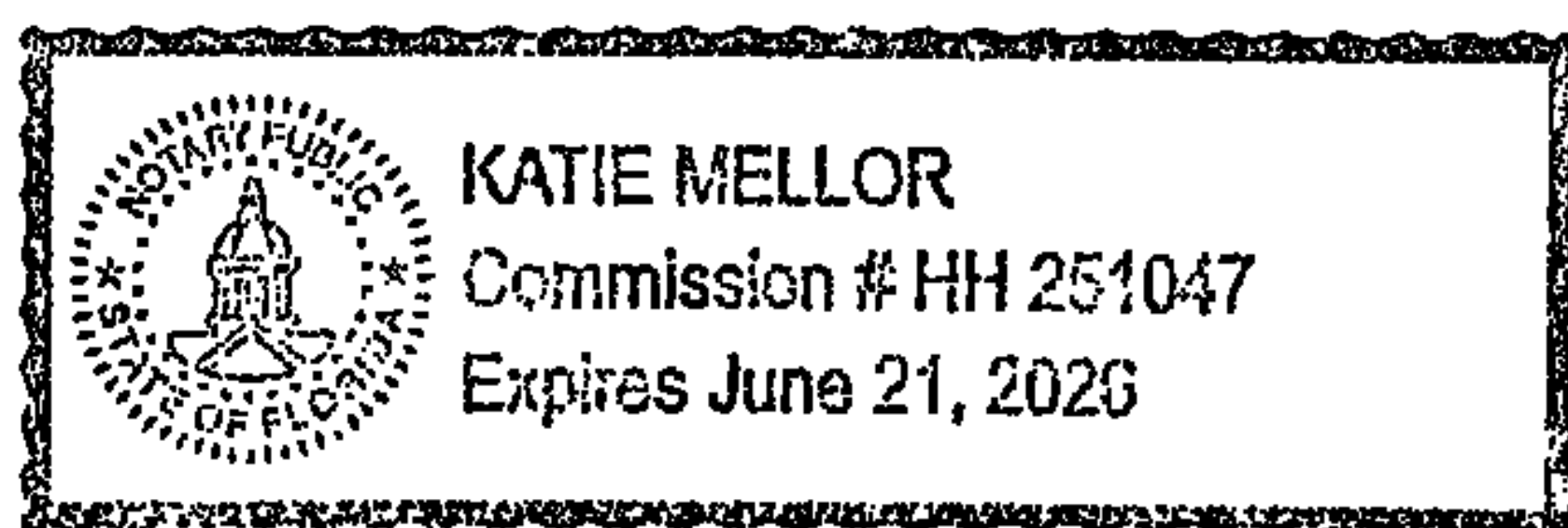
Witness#1 Sign: J. B.
Witness#1 Print: JILL BOWEN
Witness #1 Address: 240 S. Pineapple Ave
Sarasota FL 34236

Klaus M. Essele
Klaus M. Essele
Address: 8239 Cypress Hollow Drive
Sarasota, FL 34238

Witness#2 Sign: Katie Mellor
Witness#2 Print: Katie Mellor
Witness #2 Address: 240 S Pineapple Ave
Sarasota FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of June, 2026, by Klaus M. Essele.



Katie Mellor
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known _____ (OR) Produced Identification ✓
Type of identification produced FL DL