

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079962 2 PG(S)**

Consideration: \$ 550,000.00

6/11/2026 4:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506494

Doc Stamp-Deed: \$3,850.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-92

Parcel Identification No 0112070004

[Space Above This Line For Recording Date]

WARRANTY DEED

This indenture made the 10th day of June, 2026 by and between JEROME A. REISS AND JOANNE REISS, HUSBAND AND WIFE, whose post office address is 1636 Caribbean Drive, Sarasota, FL 34231, (hereinafter "Grantor"), and ALISON K. GEISLER, A SINGLE WOMAN, whose post office address is 2852 Captiva Drive, Sarasota, FL 34231, (hereinafter "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 County, Florida, to-wit:

LOT 31, BLOCK 89, GULF GATE WOODS, UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 35, 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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: [Signature]
PRINT NAME: Lehor Treiman
WITNESS 1 ADDRESS: 871 VENETIA WAY
BLVD #239 VENICE FL 34285

WITNESS 2:
SIGNATURE: [Signature]
PRINT NAME: Jacob VanDuren
WITNESS 2 ADDRESS: 871 VENETIA WAY
BLVD #239 VENICE FL 34285

[Signature]
Jerome A. Reiss

[Signature]
Joanne Reiss

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or ☒ online notarization, this 9 day of June, 2026, by Jerome A Reiss and Joanne Reiss, () who is/are personally known to me or ☒ who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

