

6/12/2026 2:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506877

Doc Stamp-Deed: \$2,380.00

Prepared by and Recording requested by:

John Wickman

Wickman Law Group PLLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

File Number: WLG-4651.1Z

Consideration: \$340,000.00

Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of June 10, 2026 **Mark O. Engel and Deborah A. Engel, husband and wife**, (henceforth referred to as “Grantor”) of **18103 Gulf Ranch Place, Bradenton, FL 34211**, for consideration paid, grant to **Jullie R. Wertz, a single woman**, (henceforth referred to as “Grantee”) of **3880 Wilshire Circle, #28, Sarasota, FL 34238**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

UNIT 28, LAKESHORE VILLAGE SOUTH, (F/K/A BENEVA OAK VILLAS), A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 378, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 15, PAGE 30, AS AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Parcel ID 0099031028

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

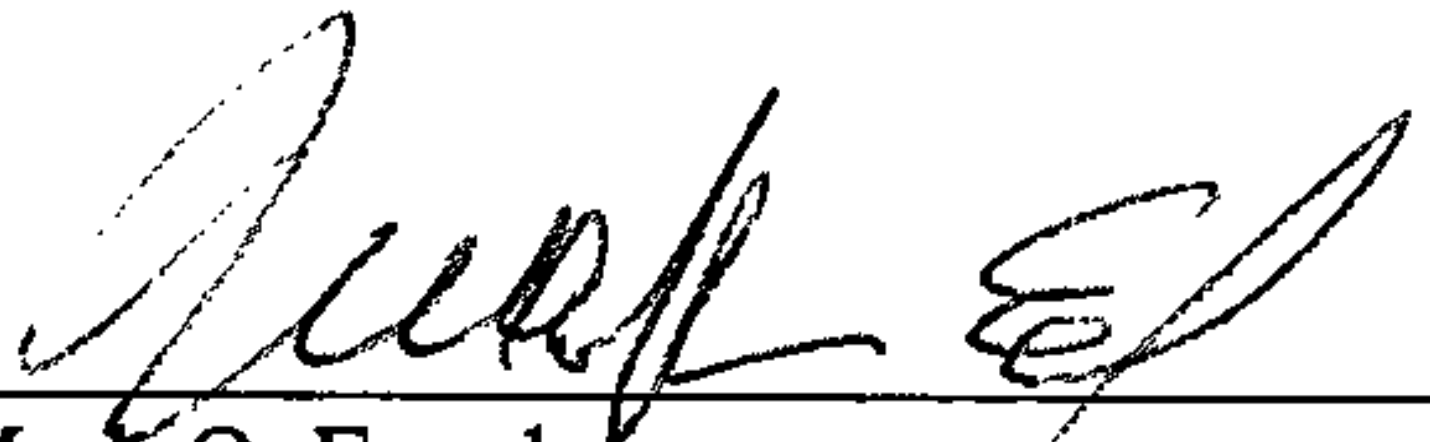
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

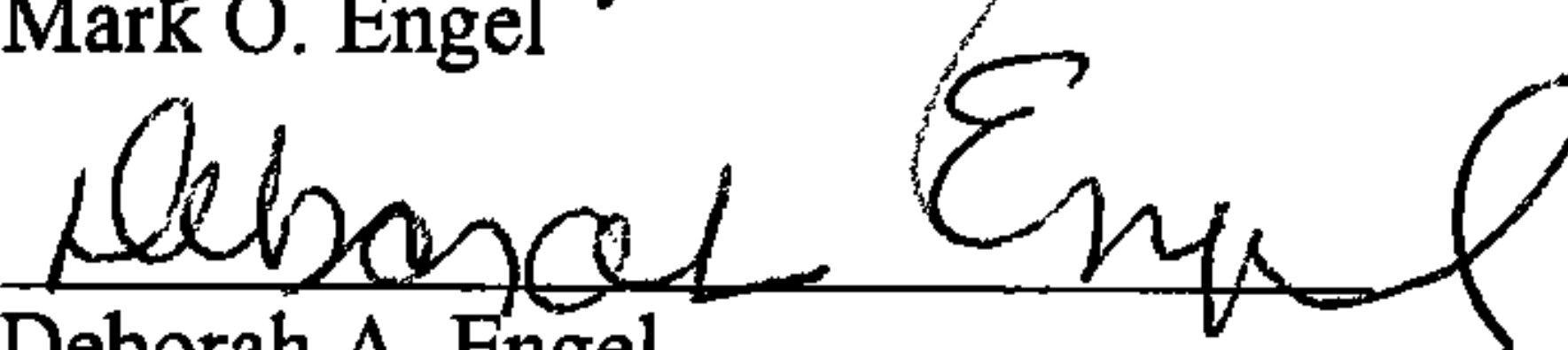
(Signature and notary page to follow)

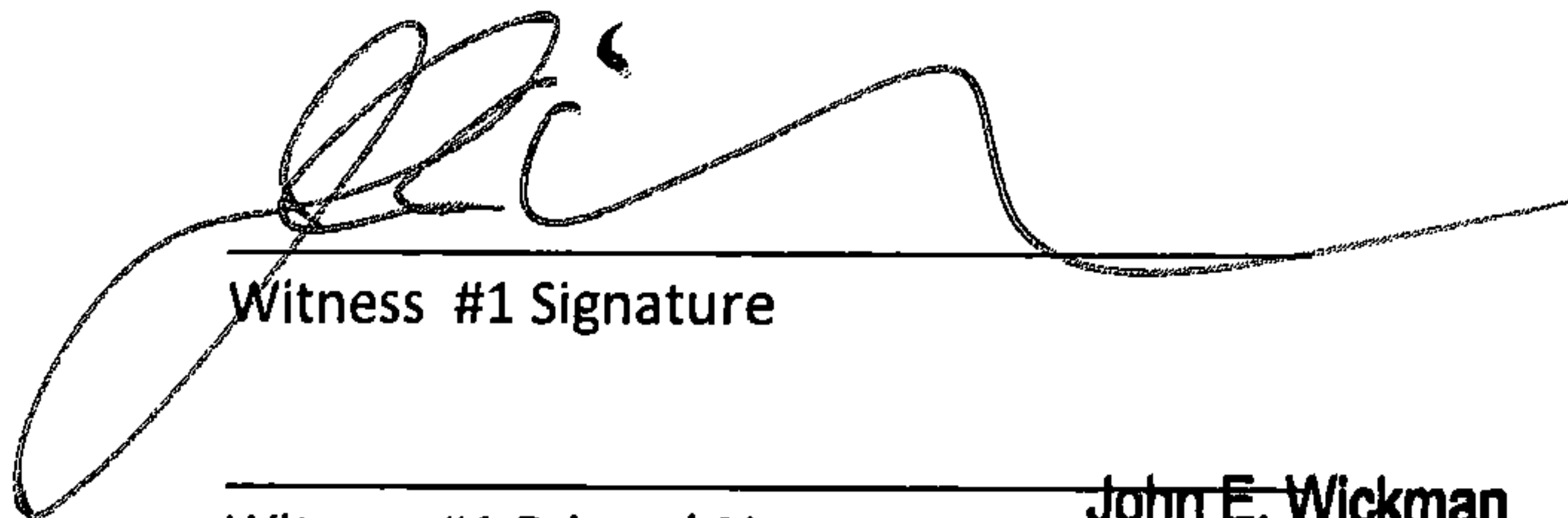
WARRANTY DEED

(Signature and notary page for Warranty Deed)

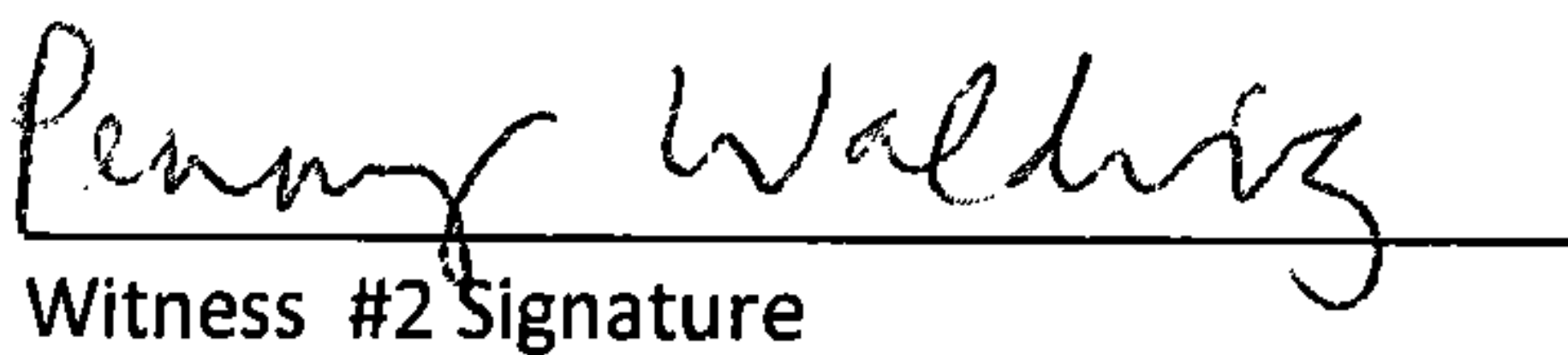
In Witness Whereof, the said, **Grantor**, has/have hereunto set his/her/their hand(s) and seal(s) this _____ day of June, 2026.


Mark O. Engel


Deborah A. Engel


Witness #1 Signature

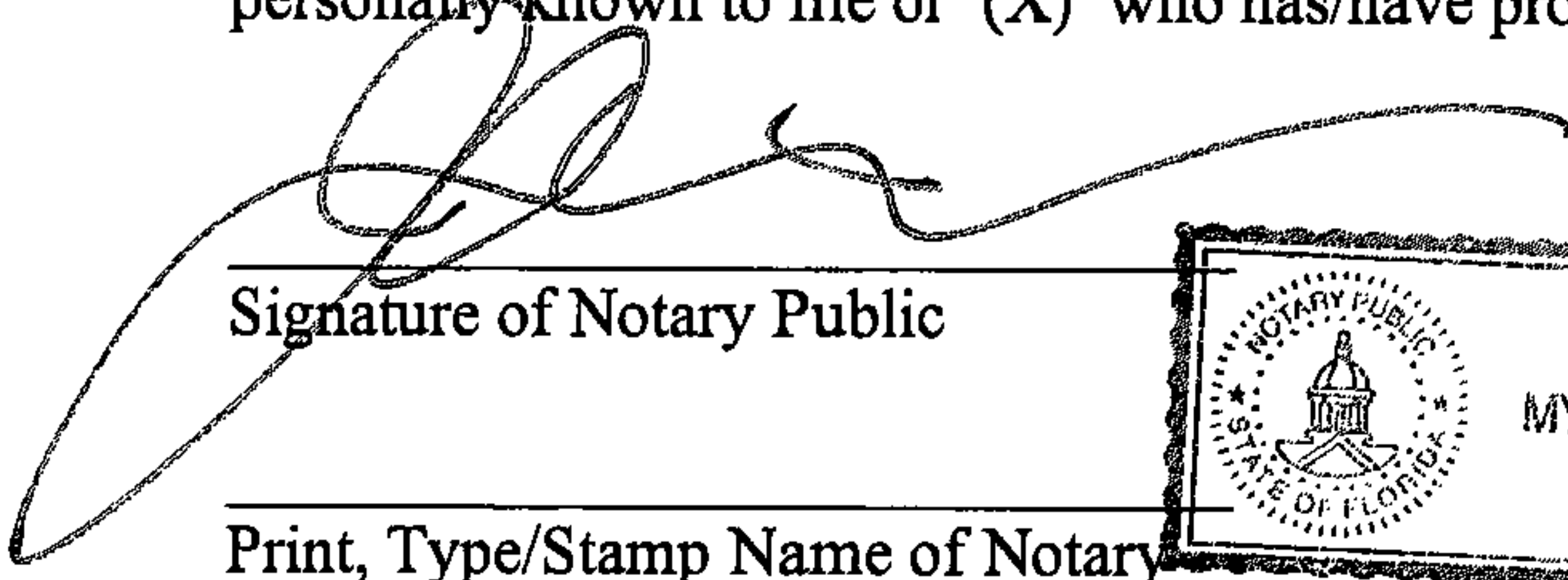
Witness #1 Printed Name John E. Wickman
P.O. Address: 46 N Washington Blvd #15
Sarasota, FL 34236

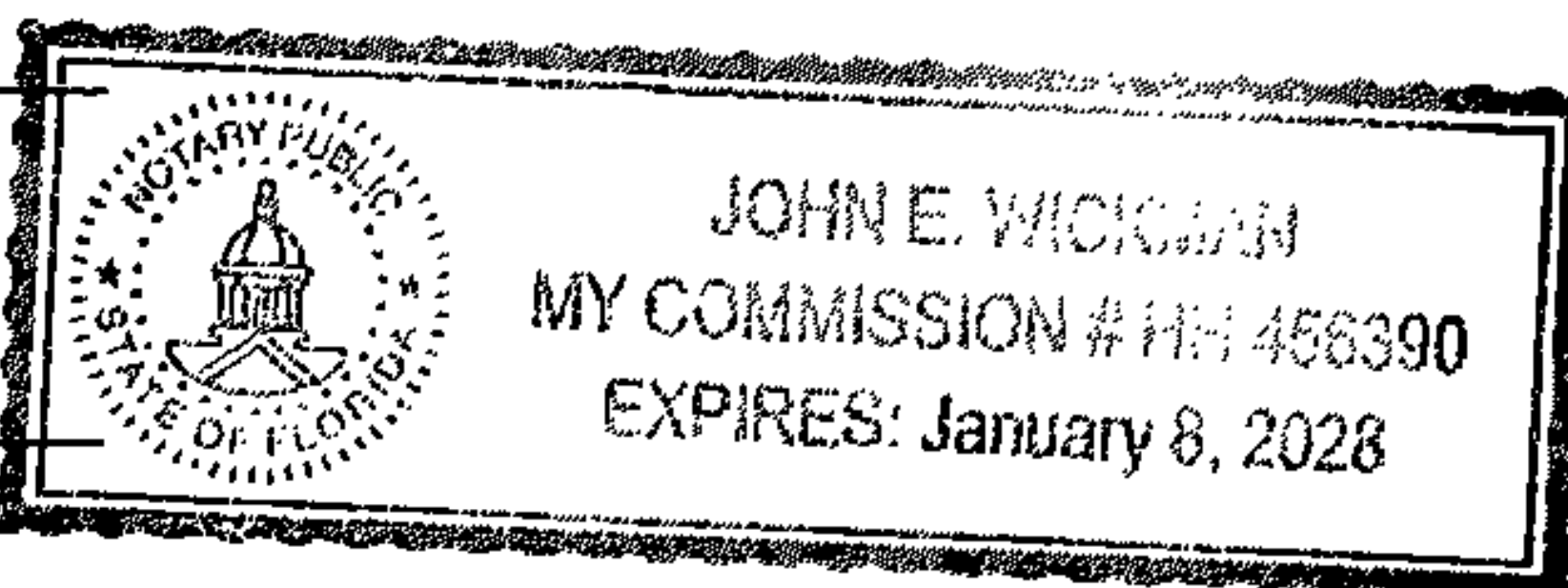

Witness #2 Signature


Witness #2 Printed Name
P.O. Address: 7353 N. TAMiami Trl
SARASOTA, FL 34243

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 7 day of June, 2026, by Mark O. Engel and Deborah A. Engel, () who is/are personally known to me or (X) who has/have produced HE DL as identification.


Signature of Notary Public



WARRANTY DEED