

6/15/2026 2:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507372

Doc Stamp-Deed: \$2,583.00

Prepared by and Recording requested by:
Cindy A. Gruener
Barnes Walker Title, Inc.
9020 58th Drive East
Ste 103
Bradenton, FL 34202

File Number: 2026-319-LWR
Parcel ID: 0421-13-0007
Doc Stamps: \$ 2,583.00

WARRANTY DEED

This indenture, made June 11, 2026 between Brianne E. Kuertz, a married woman, joined by her spouse Richard Kuertz, whose post office address is: 853 White Cap Circle, Venice, FL 34285, Grantor, to Patrick Santoli, whose post office address is: 40 Primrose Lane, Kings Park, NY 11754, 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, remised, sold, transferred, and conveyed, to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Manatee, Florida, to-wit:

Lot 105, THE LAKES OF CHESTNUT CREEK, UNIT NO. 1, according to the map or plat thereof, as recorded in Plat Book 30, Pages 32, 32A through 32D, inclusive, 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; zoning and other governmental regulations; and 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, free and clear of all liens and encumbrances unless noted above, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses:

Susan C. Wolters

WITNESS

PRINT NAME: Susan C. Wolters

Cynthia L. Jackson

WITNESS

PRINT NAME: Cynthia L. Jackson

Grantor:

Brianne E. Kuertz

Brianne E. Kuertz

Richard Kuertz

Richard Kuertz

First Witness Address: 836 White Cap Cir

Second Witness Address: 5100 Ciruso Rd., Bradenton, FL 34186

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of May, 2026, by Brianne E. Kuertz and ~~Richard Kuertz~~, ☐ of and Richard Kuertz who is/are personally known to me or ☐ who has/have produced drivers license as identification.

Cynthia L. Jackson

Signature of Notary Public

Cynthia L. Jackson

Print, Type/Stamp Name of Notary

