

Prepared by and return to:

Penelope Caruthers
Propy Title and Escrow Agency Inc.
333 S E 2nd Avenue
Suite 2000
Miami, FL 33131

6/15/2026 2:51 PM

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

SIMPLIFILE

Receipt # 3507415

File No FL-40032

Doc Stamp-Deed: \$2,590.00

Parcel Identification No 0034-07-1020

[Space Above This Line For Recording Data]

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

This Warranty Deed made the **11th day of June, 2026** between **Carla U. Neal, a single woman**, whose post office address is **4786 Greencroft Road, Sarasota, FL 34235**, State of Florida, Grantor, to **Francis J. Sausen and Karl A. Sausen, wife and husband**, as tenants by the entirety, whose post office address is **5090 Thompson Rd, Clarence, NY 14031**, Grantees:

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:

Unit 20 of VILLAS OF PAPILLON, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 1335, Page(s) 1253, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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

Signed, sealed and delivered in our presence:

Carla U. Neal
Carla U. Neal

J. McCauley
WITNESS
PRINT NAME: Jessica McCauley

FH
WITNESS
PRINT NAME: Fernando Viteri

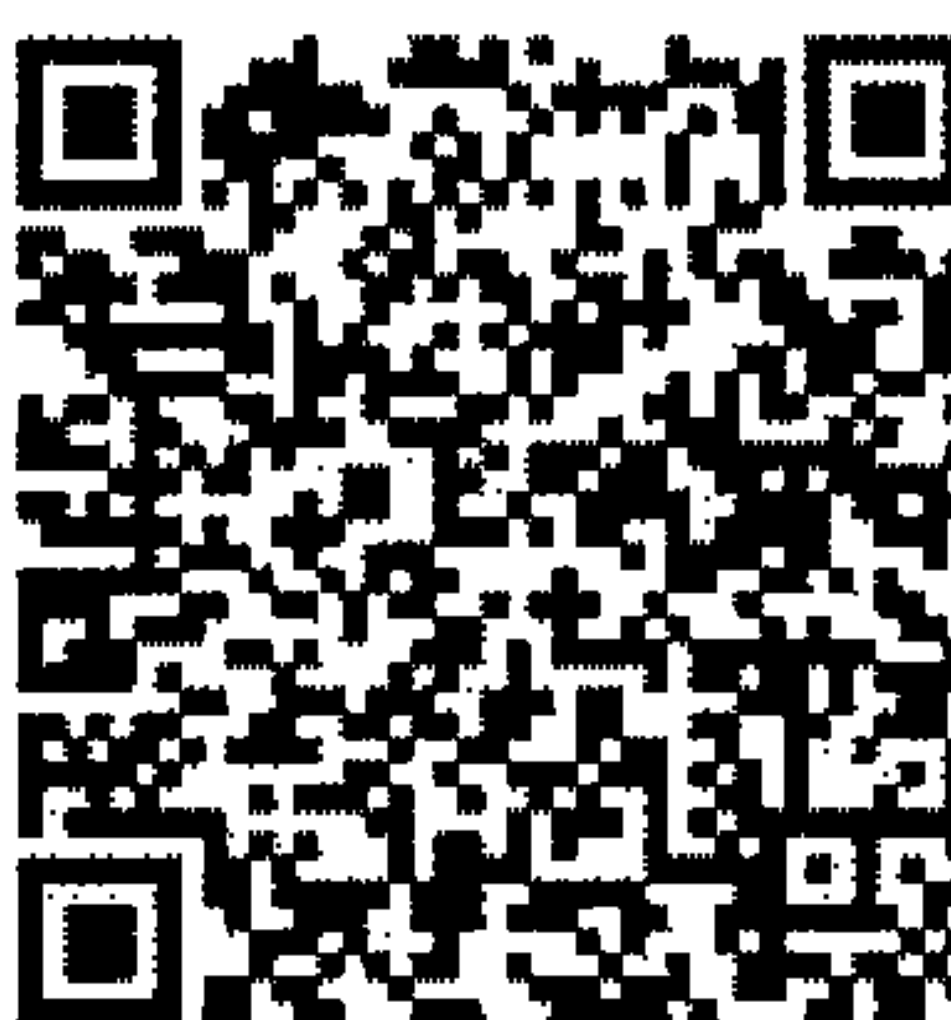
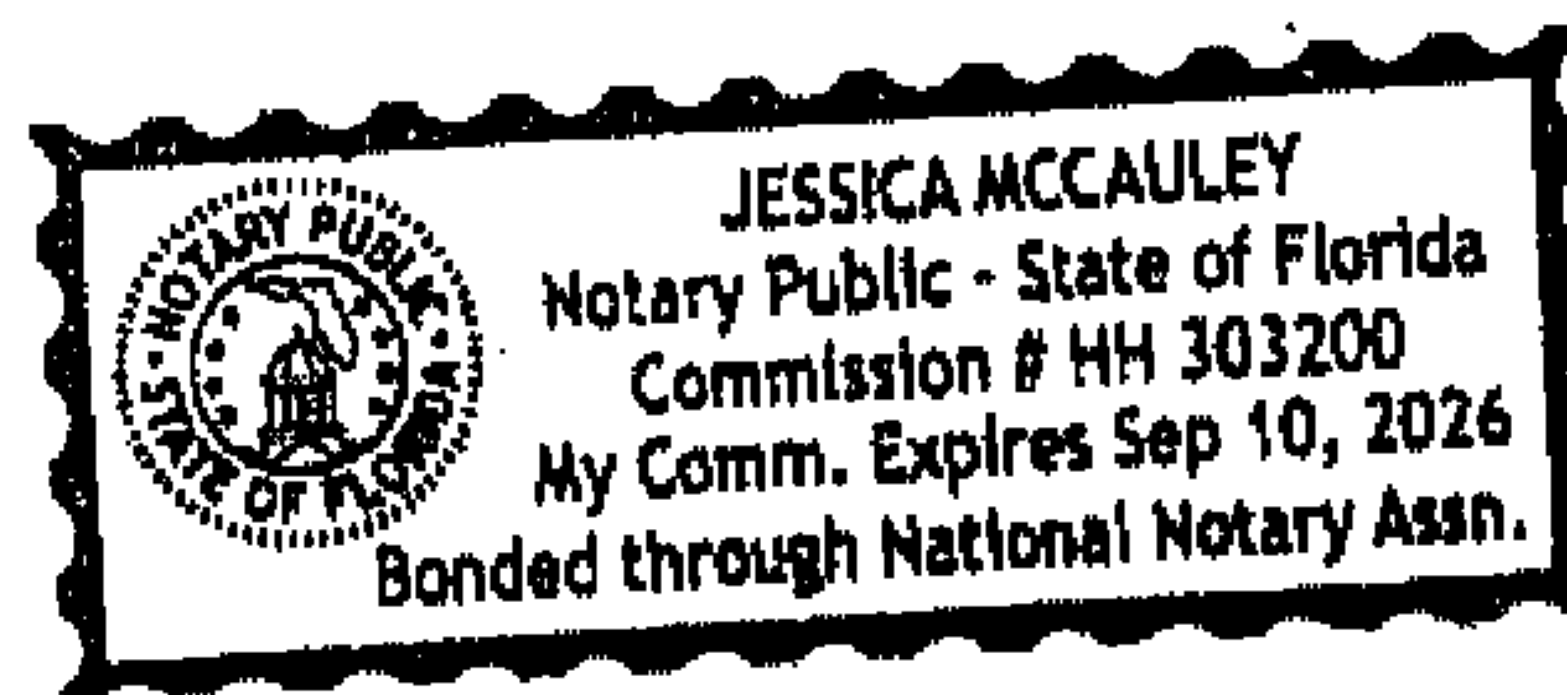
40816 11th Ave
Myakka City FL 34251
WITNESS 1 ADDRESS

50 CENTRAL #110
SARASOTA FL 34236
WITNESS 2 ADDRESS

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 June, 2026 by Carla U. Neal, ☐ who is/are personally known to me or ☒ who has/have
produced FL DL as identification.

J. McCauley
Signature of Notary Public
Jessica McCauley
Print, Type/Stamp Name of Notary



This conveyance has been recorded in smart contract
0x567e407D054A644DBBBF2d3a6643776473f82d7a of the public L2 Ethereum network