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INSTRUMENT # 2026082552 2 PG(S)

6/17/2026 11:44 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508689

Incident to the issuance of title insurance.

Prepared by and return to:

Stephanie Flint

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750426-03861

Doc Stamp-Deed: \$3,132.50

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed, dated June 16, 2026 by **Kathleen Samborsky, A Single Woman**, hereinafter called the Grantor, to **Ronald Baker and Colleen Marie Ryan, Husband And Wife**, who has a mailing address of 5061 Seagrass Drive, Venice, FL 34293 hereinafter called the Grantee;

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 94, WHITESTONE AT SOUTHWOOD UNIT II, PHASE III, according to the map or plat thereof, as recorded in Plat Book 36, Page 49, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0446080048

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Kathleen Samborsky
Kathleen Samborsky
After Closing Address:
5871 Lincoln Road
Venice, FL 34293

[Signature]
Witness: (Signature)
Tim Kelm
Printed Name
331 W. Venice Ave
Address
Venice, FL 34285
City, State, Zip

[Signature]
Witness: (Signature)
Stephanie Flint
Printed Name
304 W. Venice Ave #302
Address
Venice, FL 34285
City, State, Zip

STATE OF: FL
COUNTY OF: Sarasota

The foregoing instrument was acknowledged on 6/16/26 by means of ☒ physical presence or
() online notarization **by**: Kathleen Samborsky
who is () personally known to me; or (X) produced a photo ID as identification.

[Signature]
Notary Public (signature)
Print Name: _____
My Commission Expires: _____

