

Prepared by:
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File Number: 48508.000

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083840 2 PG(S)

6/18/2026 4:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509760

Documentary Stamps in the amount
of \$5,285.00 are affixed hereto.

Doc Stamp-Deed: \$5,285.00

GENERAL WARRANTY DEED

Made this June 17, 2026 A.D. by **Teresa M. Niven f/k/a Teresa M. Baszner**, an unremarried widow, individually and as Trustee under the **Teresa M. Baszner Living Trust dated October 8, 1998**, whose address is 13907 Ancilla Blvd., Windermere, Florida 34786, hereinafter collectively called the grantor, to **Matthew Kramer and Amanda Kramer, husband and wife**, whose address is 5028 Willow Leaf Way, Sarasota, Florida 34241, hereinafter collectively called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 79, BENT TREE VILLAGE SUBDIVISION, UNIT 2, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 36, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0260150008

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To valid reservations, restrictions and easements of record.

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 page follows]

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

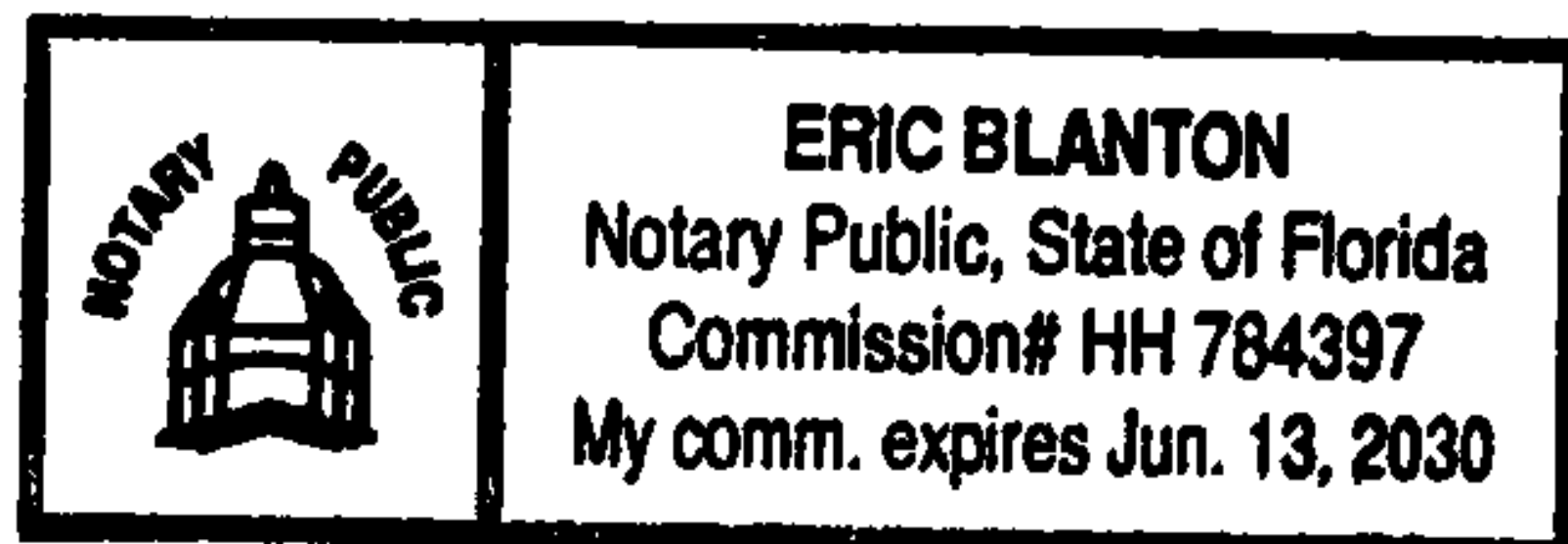
Witness #1 Signature: [Signature] [Signature]
Witness #1 Printed Name: Kelly Cruz Teresa M. Niven f/k/a Teresa M. Baszner,
individually and as Trustee under the Teresa
M. Baszner Living Trust dated October 8, 1998

Address: 7968 Winter Garden Vineyard Rd.
Windermere FL 34786

Witness #2 Signature: [Signature]
Witness #2 Printed Name: Marcella Benegas
Address: 7968 Winter garden vineyard Rd
Windermere FL 34786

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of June, 2026, by Teresa M. Niven f/k/a Teresa M. Baszner, an unmarried widow, individually and as Trustee under the Teresa M. Baszner Living Trust dated October 8, 1998, ☐ who is personally known to me or ☒ who has produced FL Driver's License as identification.



[Signature]
Notary Public
Print Name: Eric Blanton
My Commission Expires: 06/13/2030