

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026087573 2 PG(S)**

6/26/2026 12:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512904

Doc Stamp-Deed: \$2,485.00

Prepared by and Return To:

Terri Reese

Fidelity National Title of Florida, Inc.

189 Center Road

Venice, FL 34285

Order No.: FTPA26-159966

APN/Parcel ID(s): 0807142038

WARRANTY DEED

THIS WARRANTY DEED dated June 23, 2026, by Theresa A. Bergman, a single woman, hereinafter called the grantor, to Brian P. Mullins, whose post office address is 12520 Galapagos Ct # 106, Venice, FL 34293, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Unit 85-106 of Phase III, Veranda II at Wellen Park, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2024028815 of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Theresa A. Reese
Print Name

Address: 189 Center Tld.
Venice, FL 34285

[Signature]
Theresa A. Bergman

Address: 12520 Galapagos Ct #106
Venice, FL 34293

[Signature]
Witness Signature

Gregory M. Fisher
Print Name

Address: 189 Center Tld.
Venice, FL 34285

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of June, 2026, by Theresa A. Bergman, to me known to be the person(s) described in or who has produced DRIVERS LICENSE as identification and who executed the foregoing instrument and she acknowledged that she executed the same.

[Signature]
Name: _____
Notary Public in and for the State of FLORIDA
My Commission Expires: _____

