

7/8/2026 12:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517131

Doc Stamp-Deed: \$3,698.80

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-06-4648

Parcel ID Number: 0070150021

WARRANTY DEED

This WARRANTY DEED, made July 8, 2026, by **RANDAL EDWARD JOHANNSEN AND JAN G. JOHANNSEN, HUSBAND AND WIFE**, whose address is 1022 Rymill Run, Cherry Hill Township, NJ 08003 (the "Grantor"), to **KATHRYN LYNN GARTNER, A MARRIED WOMAN**, whose address is 4323 Pine Meadow Terrace, Sarasota, FL 34233 (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 FIVE HUNDRED TWENTY EIGHT THOUSAND FOUR HUNDRED AND 00/100 DOLLARS (\$528,400.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 23, Pine Meadow, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 17, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

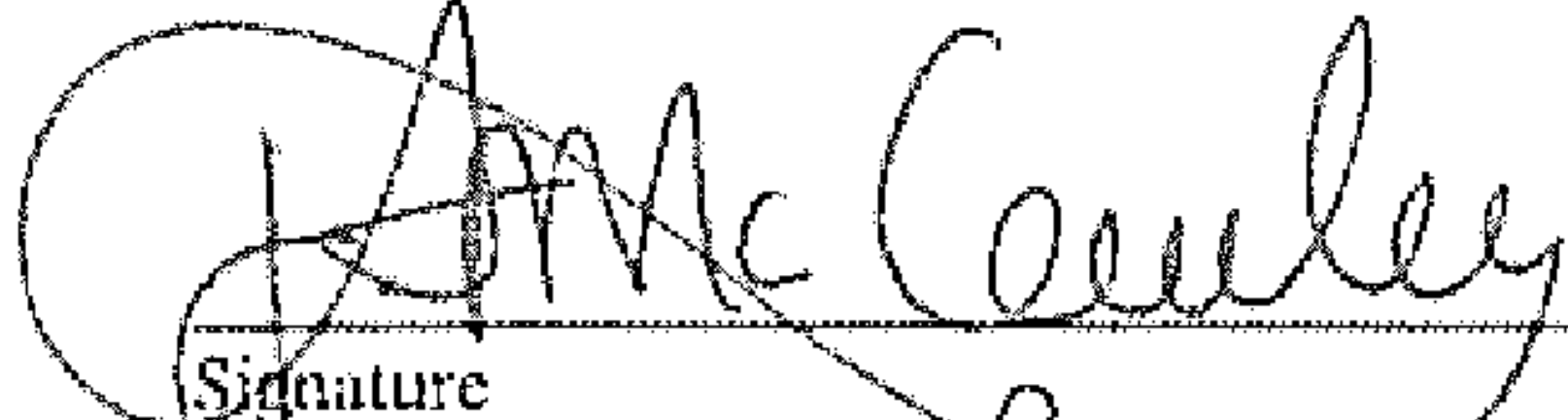
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

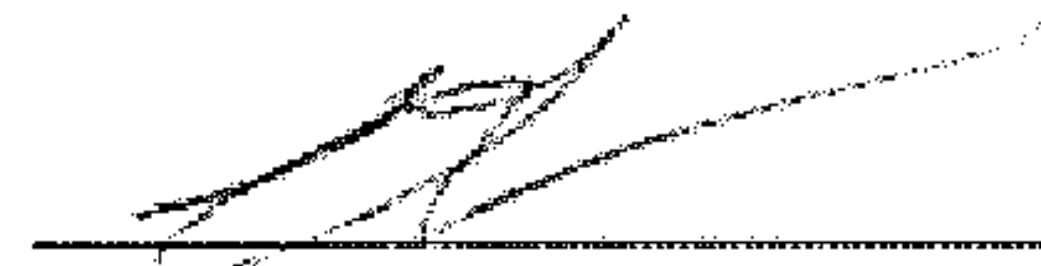
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:

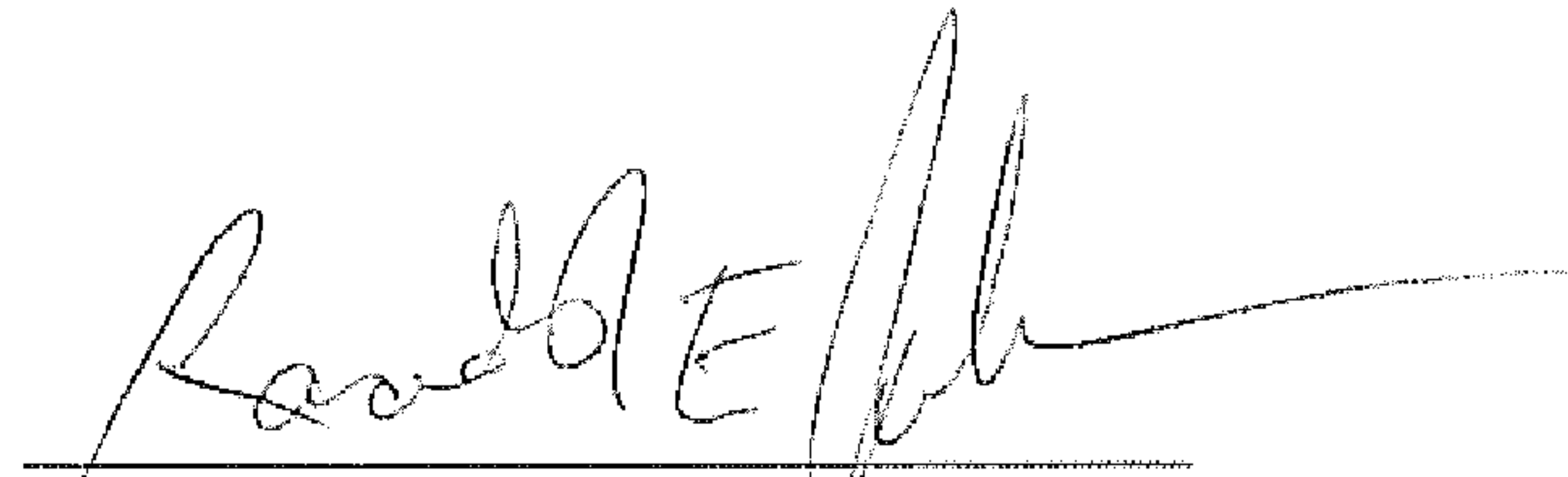

Signature
Witness Printed Name Jessica McCauley

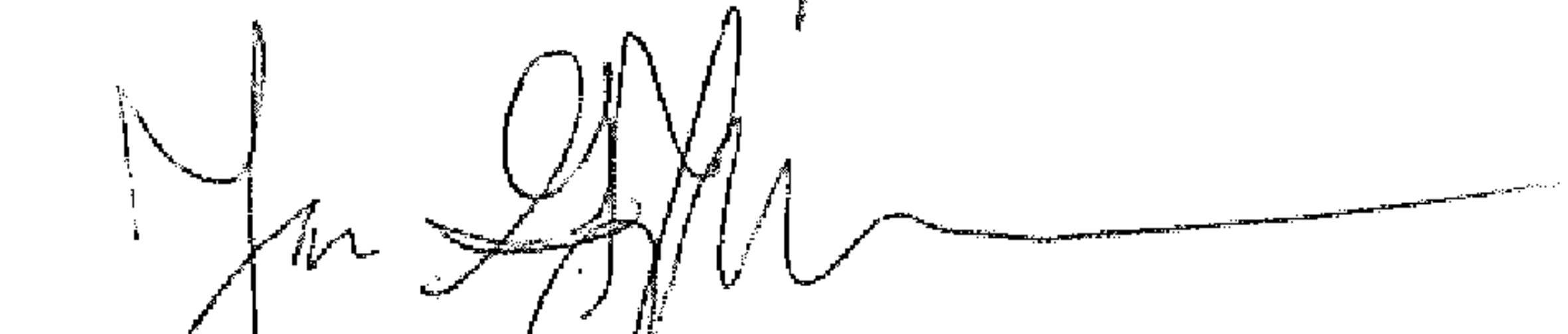
Witness #1 Address 40816 11th Ave E
Myakka City FL 34251


Signature

Witness Printed Name Gary McCauley

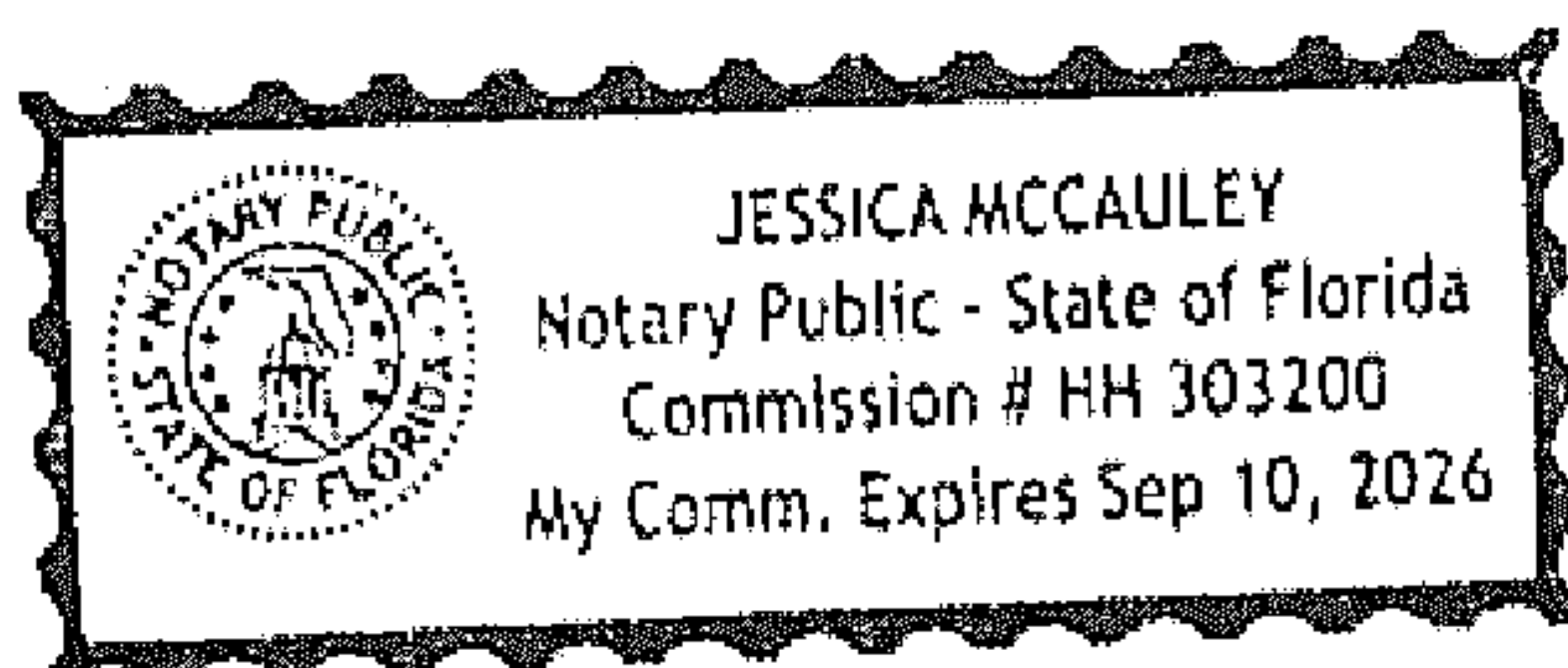
Witness #2 Address 40816 11 Ave E
MYAKKA CITY FL 34251

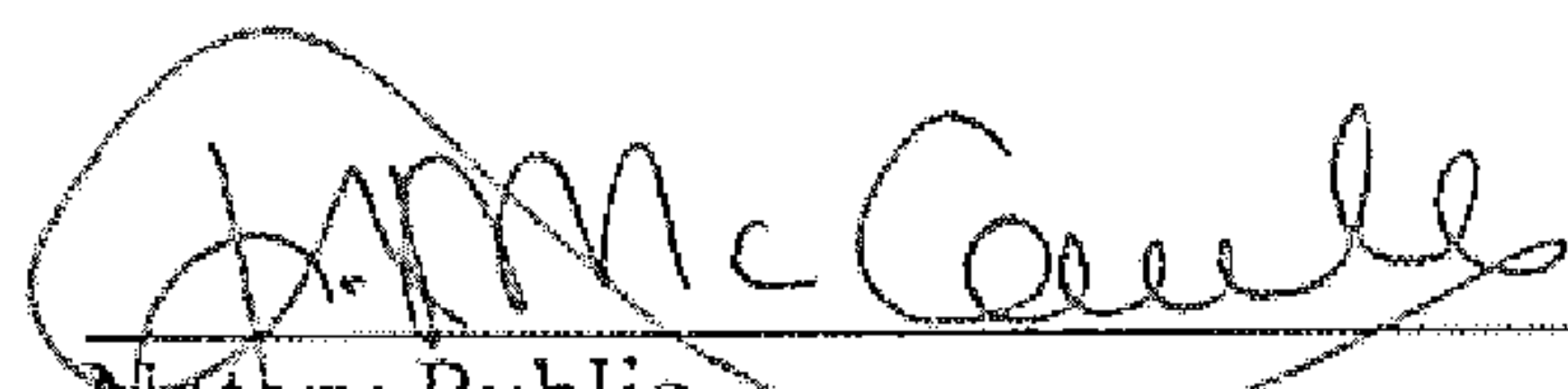

Randal Edward Johannsen


Jan G. Johannsen

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 7th day of July, 2026, by Randal Edward Johannsen and Jan G. Johannsen, who is/are ☐ personally known to me or who has/have ☒ produced FL DL as identification.




Notary Public
Print Name: Jessica McCauley
My Commission Expires: Sept 10, 2026