

7/15/2026 2:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520085

Prepared by and Return to:
Jennifer D. Archambault
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-483-JDA
Sales Price: Price: \$400,000.00

Doc Stamp-Deed: \$2,800.00

General Warranty Deed

Made this 15th day of July, 2026 By **Joseph P. Certalic and Mary P. Certalic, Individually and as Trustees of the Joseph P. Certalic and Mary P. Certalic Revocable Trust dated January 11, 2011**, whose address is: 1366 Scotsland Lane Oconomowoc, WI 53066, hereinafter called the grantor, to **Denise Rosensteel, and Charles Sypula**, wife and husband, whose post office address is: 604 Crossfield Circle, #31 Venice, FL 34293, hereinafter 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, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County County, Florida, viz:

Unit 31, Lynwood Glen at The Plantation, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2253, Page 2056, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0442-10-1031**

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 taxes accruing subsequent to December 31, 2025.

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

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

Witness print name below:
Jennifer Archambault

Joseph Certalic and Mary P. Certalic Revocable
Trust dated January 11, 2011

By: [Signature]
Joseph P. Certalic, Individually and as Trustee
1366 Scotland Lane, Oconomowoc, WI 53066

By: [Signature]
Mary P. Certalic, Individually and as Trustee
1366 Scotland Lane, Oconomowoc, WI 53066

Witness Address:
110 NOKOMIS AVE.
VENICE, FL 34285

[Signature]
Witness Signature above:

Witness print name below:
LORI RYAN

Witness Address:
108 N. Cayman Isk, Blvd
Englewood, FL 34223

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 23rd day of June, 2026, by Joseph P. Certalic and Mary P. Certalic, Individually and as Trustees of Joseph Certalic and Mary P. Certalic Revocable Trust dated January 11, 2011, () who are personally known to me or (X) who have produced FL & WI DL as identification.

Signature of Notary Public
[Signature]
Print, Type/Stamp Name of Notary

