

7/16/2026 11:54 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520447

Prepared By and Return To:
Lill Denham
Sarasota Title Services, Inc.
3380 Magic Oak Lane
Sarasota, FL 34232

Doc Stamp-Deed: \$3,514.00

File Number: 26-1080
Parcel ID: 0036031012
Sale Price: \$502,000.00
Documentary Stamp Tax: \$3,514.00

WARRANTY DEED

This indenture made this 15th day of July, 2026 by **Helene Stone, a widow** whose post office address is **2555 University Parkway, Sarasota, FL 34243**, Grantor, to **Neil Klaber and Elizabeth Klaber, husband and wife**, whose post office address is **5631 Pipers Waite, #12, Sarasota, FL 34235**, Grantee.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. \$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Unit 12, Pipers Waite, a condominium according to the Declaration of Condominium recorded in Official Records Book 1676, Page 917, amended, and Plat thereof recorded as per in Condominium Book 22, Page 22, Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto

A/K/A 5631 Pipers Waite, #12, Sarasota, FL 34235

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

Subject to taxes for 2027 and subsequent years not yet due and payable, covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

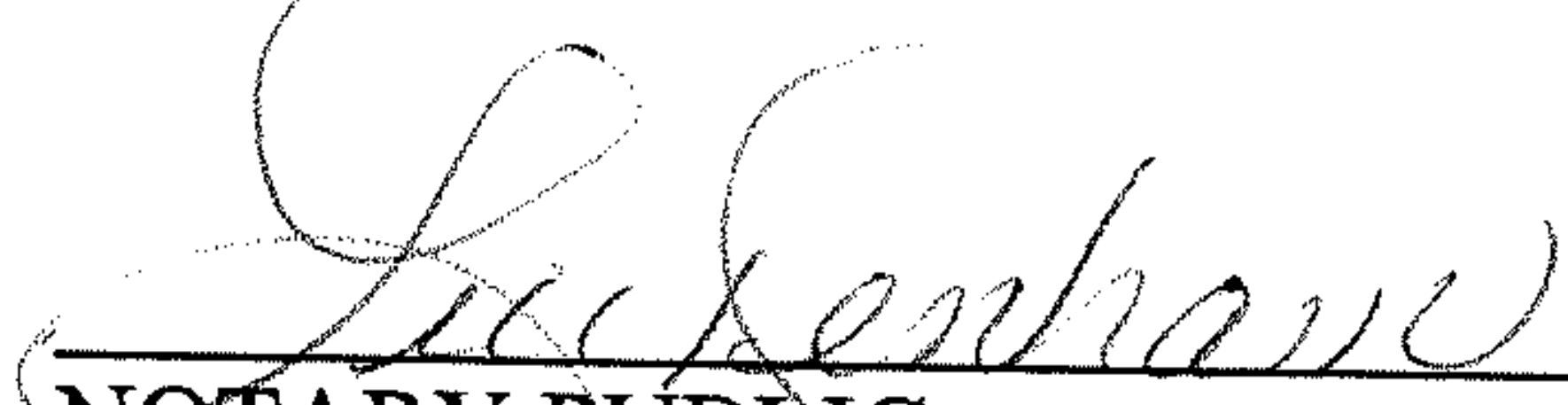

WITNESS PRINT NAME: ROBERT KRASOW
WITNESS ADDRESS: 3380 MAGIC OAK LANE
SARASOTA, FL 34232

Helene Stone
Helene Stone


WITNESS PRINT NAME: JAYLA DAVIS
WITNESS ADDRESS: 3380 MAGIC OAK LANE
SARASOTA, FL 34232

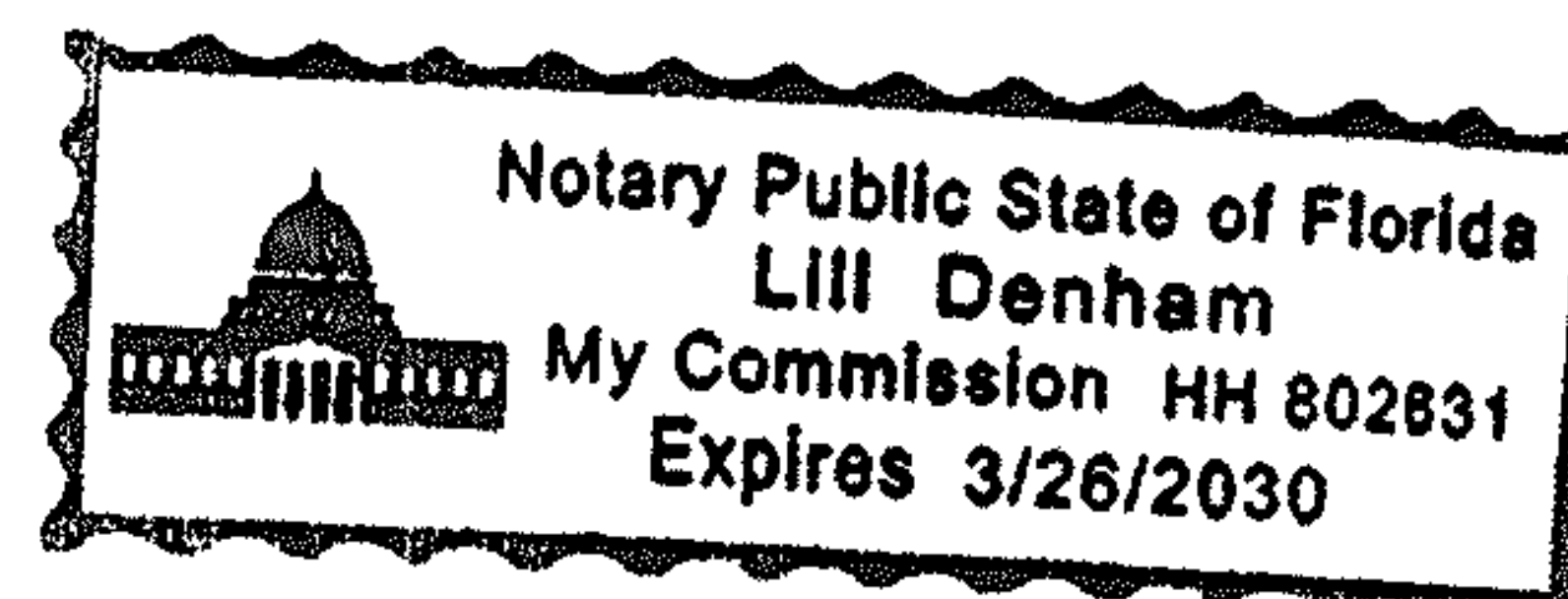
**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization on this 15th day of July, 2026, by Helene Stone.


NOTARY PUBLIC

My Commission Expires:

(Print or type name of Notary)



Personally Known: _____ or Type of Identification Produced: Driver's License