

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522583

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

File Number: 26-1052

Doc Stamp-Deed: \$4,480.00

Consideration: \$640,000.00

General Warranty Deed

Made this July 20, 2026, by **Dennis Allen Wene, Jr., a single man**, whose post office address is: 222 East Witherspoon Street, #701, Louisville, KY 40202, hereinafter called the Grantor, to **Robert James Szipszky and Patricia DeAngelis Szipszky, husband and wife**, whose post office address is: 17 Heather Way, Newtown Square, PA 19073, 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, Florida:

Lot 425, VILLAGEWALK, UNIT 2A, according to the plat thereof, as recorded in Plat Book 43, Page 27 through 27G, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0119060008**

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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 taxes for the current year and subsequent years.

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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:*

Natalie G. Coldiron

Signature of Witness #1

Printed Name of Witness #1: Natalie G. Coldiron

Post Office Address: 1990 Main Street
Sarasota, FL 34236

Dennis Allen Wene, Jr. (seal)

Catherine Wolff

Signature of Witness #2

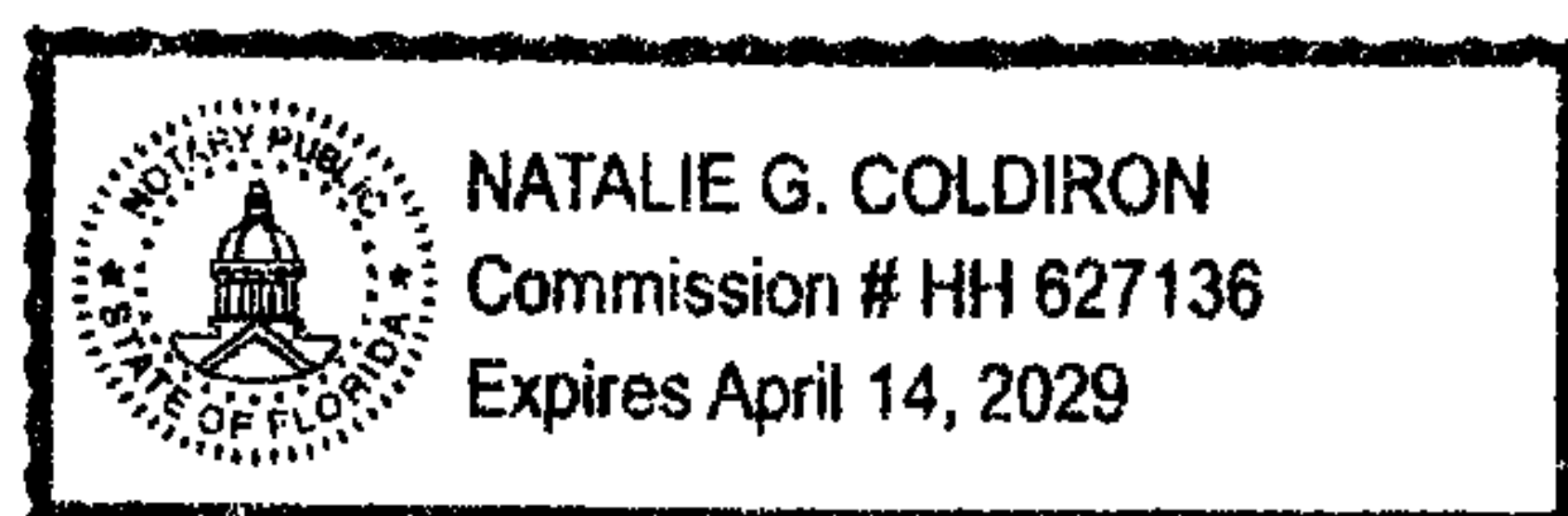
Printed Name of Witness #2: Catherine Wolff

Post Office Address: 1990 Main Street
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of July, 2026, by **Dennis Allen Wene, Jr.**, ☐ who is personally known to me, or ☒ who produced FL Drivers License as identification.

(NOTARY STAMP/SEAL)



Natalie G. Coldiron
NOTARY PUBLIC

Natalie G. Coldiron
Printed Name

My Commission Expires: _____