

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100349 2 PG(S)**

7/23/2026 12:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523521

Doc Stamp-Deed: \$1,207.50

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224

File No.: ENG-2026-3214
Parcel ID Number: 0169-16-4252

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23rd day of July, 2026 between Carol G. Winchester, Individually and as Trustee of the Carol G. Winchester Revocable Trust dated December 29, 2015, whose post office address is 5763 Wilena Place, Sarasota, FL 34238, of the County of Sarasota, State of Florida, Grantor, to Jeffery Lenz, an unmarried man, whose post office address is 136 Argus Road, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations 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, Florida, to-wit:

Unit No. S-110, Gulf Harbor Marina, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument 2005264313, and per plat thereof recorded in Condominium Book 38, Page 36, together with any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Amanda Warren

WITNESS 1 SIGNATURE

PRINT NAME: Amanda Warren

WITNESS 1 ADDRESS:

1212 A E Venice Ave
VENICE FL 34285

Dana Johnstone

WITNESS 2 SIGNATURE

PRINT NAME: Dana Johnstone

WITNESS 2 ADDRESS:

1212 A E Venice Ave
VENICE FL 34285

the Carol G. Winchester Revocable Trust
dated December 29, 2015 .

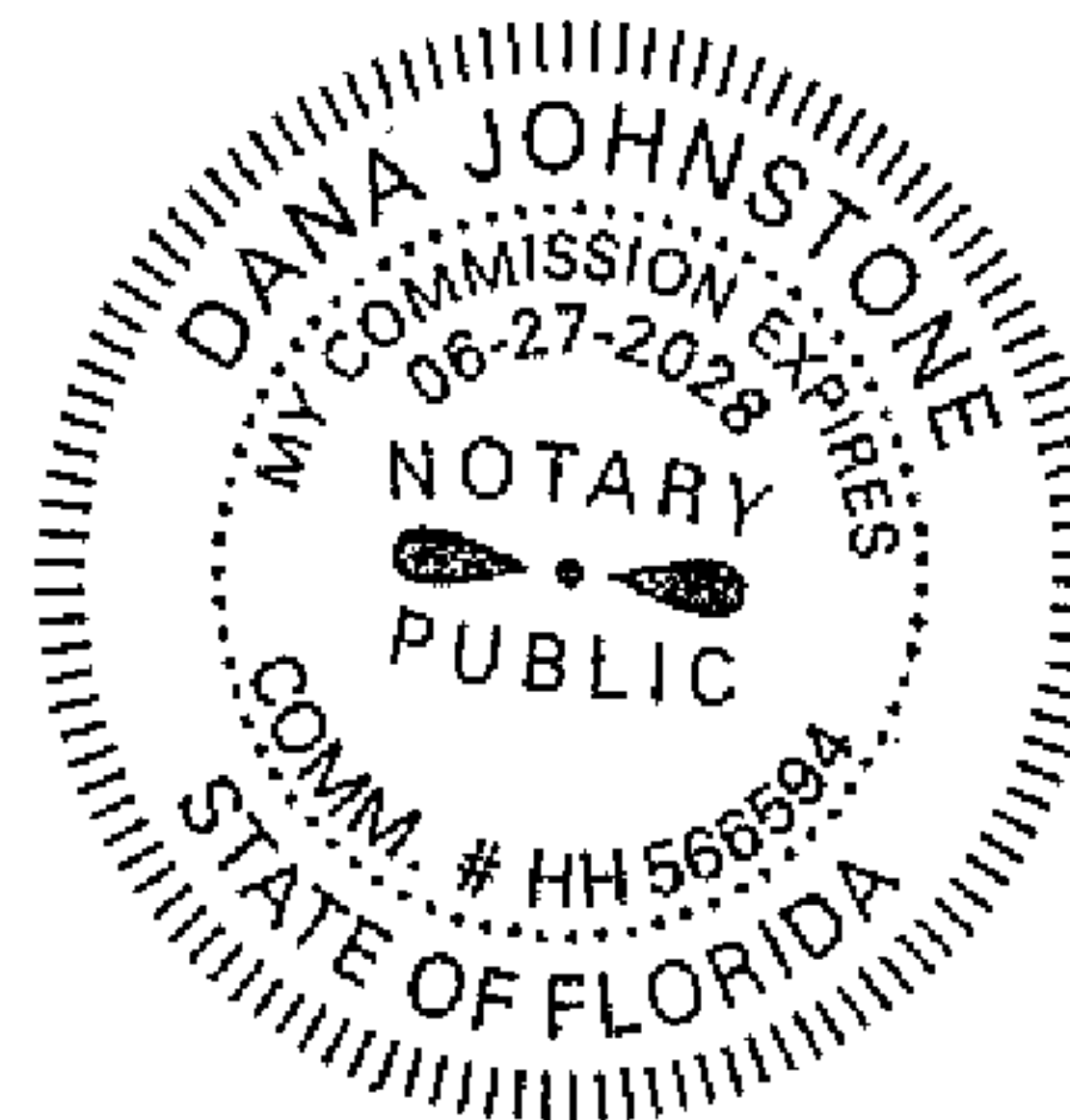
By: Carol G. Winchester
Carol G. Winchester, Individually and
as Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of July, 2026, by Carol G. Winchester, Individually and as Trustee of the Carol G. Winchester Revocable Trust dated December 29, 2015, ☐ who is/are personally known to me or ☒ who has/have produced photo ID as identification.

Dana Johnstone
Signature of Notary Public

Dana Johnstone
Print, Type/Stamp Name of Notary



(NOTARY SEAL)