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INSTRUMENT # 2026100641 2 PG(S)

7/23/2026 4:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523783

Incident to the issuance of title insurance.

Prepared by and return to:

Stephanie Flint

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750426-05282

Doc Stamp-Deed: \$3,570.00

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Warranty Deed

This Warranty Deed, dated 7/21/26 by Donald L. Delebo, individually and as Trustee of Donald L. Delebo Trust U/A dated January 20, 2003, hereinafter called the Grantor, to James William Anderson and Ellen C. Anderson, Trustees, or their successors in trust, under the Anderson Living Trust, dated September 12, 2023, who has a mailing address of 287 Fairmont Avenue, Chatham, NJ 07928 hereinafter called the Grantee;

(Whenever used herein the terms '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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 213, Pelican Pointe Golf & Country Club, Unit 2, as per plat thereof recorded in Plat Book 37, Pages 29, 29A through 29I, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0426020046

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.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Donald L. Delebo Trust U/A dated January 20,
2003

Donald L. Delebo
By: Donald L. Delebo, individually and as
Trustee
After Closing Address:

461 N River Street
Black River Falls, WI 54615

[Signature]
Witness: (Signature)

Jonathan C. Quick
Printed Name

1028 Monroe St.
Address

Black River Falls, Wis 54615
City, State, Zip

Patrick A. Dixon
Witness: (Signature)

PATRICK A. Dixon
Printed Name

N3150 STORANOT PL.
Address

La Crosse, WI 54601
City, State, Zip

STATE OF: Wisconsin
COUNTY OF: JACKSON

The foregoing instrument was acknowledged on 7/21/26 by means of ☒ physical presence or
() online notarization By: Donald L. Delebo, individually and as Trustee of Donald L. Delebo Trust U/A dated
January 20, 2003

who is () personally known to me; or (X) produced a drivers license as identification.

Patrick A. Dixon
Notary Public (signature)

Print Name:

My Commission Expires:

PATRICK A. DIXON
2/2/29

