

Prepared by and Return to:  
Sarah Raczynski  
MTI Title Insurance Agency, Inc.  
411 Commercial Court, Suite A  
Venice, FL 34292

7/24/2026 11:24 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3523957

-Incidental to the issuance of title insurance  
Property Appraiser's Parcel ID #0411021001  
File- MFL-2275759  
Consideration Amount \$180,000.00

Doc Stamp-Deed: \$1,260.00

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**WARRANTY DEED**

**This Indenture, Made this July 20, 2026, between William R. McKinstry and Sheryl L. McKinstry, a married couple, whose post office address is: 4744 Brentwood Ct, Holland, MI 49423, hereinafter called the "Grantor", and, Sarah Guzzardo-Prestia, a single individual, whose post office address is: 806 Capri Isles Boulevard Unit 109, Venice, FL 34292, 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other 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, FL, and being further described as follows:

**Unit 109, Building E, SUMMER GREEN F/K/A SUMMER GREEN, SECTION 2, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1692, Page 877, and by Declaration of Condominium as recorded in Official Records Book 2914, Page 70 and Official Records Book 2914, Page 195 and by Affidavit of Merger as recorded in Official Records Book 2924, Page 1695 and Official Records Book 2933, Page 1467, as thereafter amended, and as per Plat thereof recorded in Condominium Book 26, Page 21, as thereafter amended, of the Public Records of Sarasota County, Florida.**

Property Address: 806 Capri Isles Boulevard, Unit 109, Venice, FL 34292

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.**

**Subject To:** (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;  
(2) Taxes and assessments for the current and subsequent years.

**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.

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

**WITNESSES:**

James E. McIlvain  
Witness #1 Signature

JAMES E. MCILVAIN  
Witness #1 Print Name

4727 Heritage Meadow Drive  
Witness #1 Address

Holland MI 49423  
Witness #1 City, State, Zip Code

[Signature]  
Witness #2 Signature

Courtney Wagner  
Witness #2 Print Name

1700 Robbins Rd #454  
Witness #2 Address

Grand Haven, MI 49417  
Witness #2 City, State, Zip Code

**THIS DEED IS NOT VALID WITHOUT THE  
PRINTED NAME, SIGNATURE, AND ADDRESS OF  
THE WITNESSES PURSUANT TO F.S. 695.26**

State of Michigan County of Allegan

The forgoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 15<sup>th</sup> day of July 2026 by: William R. McKinstry and Sheryl L. McKinstry, who are personally known by me or who have produced: Drivers License as identification.

[Signature]  
Notary Public

My Commission Expires: 02/25/2027

COURTNEY WAGNER  
Notary Public, State of Michigan  
County of Ottawa  
My Commission Expires 02-25-2027  
Acting in the County of Allegan <sup>slow</sup>