

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026106489 2 PG(S)**

8/5/2026 11:50 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3528727

Doc Stamp-Deed: \$2,240.00

Prepared by and return to:

David Russell

Title & Key

205 North Orange Avenue

Suite 202

Sarasota, FL 34236

File No 2026-76

Parcel Identification No 0420020014

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

This indenture made the 5th day of August, 2026 between Kevin Iwanusa, a married man, whose post office address is 7037 Hannon Lane, Lancaster, SC 29720, of the County of Lancaster, South Carolina, Grantor, to Joanne Burke Simmons, a married woman, whose post office address is 2233 Ainsley Drive, Little River, SC 29566, of the County of Horry, South Carolina, 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:

Lot 1, Block 53, Venetian Falls Phase 2, according to plat thereof as recorded in Plat Book 45, Pages 11, 11A through 11V, of the Public Records of Sarasota County, Florida.

Grantor represents and warrants that the property conveyed herein is not the constitutional homestead of the Grantor or the Grantor's spouse, as contemplated by the Florida Constitution, nor is it contiguous to the Grantor's or the Grantor's spouse's constitutional homestead.

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

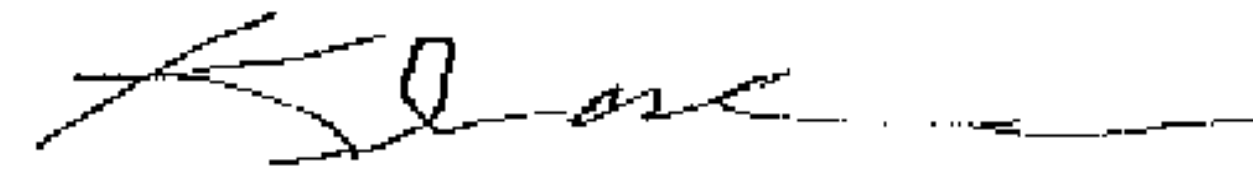
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

Signed, sealed and delivered in our presence:



Kevin Iwanusa

11232 Boyette Rd #1014

Riverview, FL 33569

WITNESS #1 ADDRESS

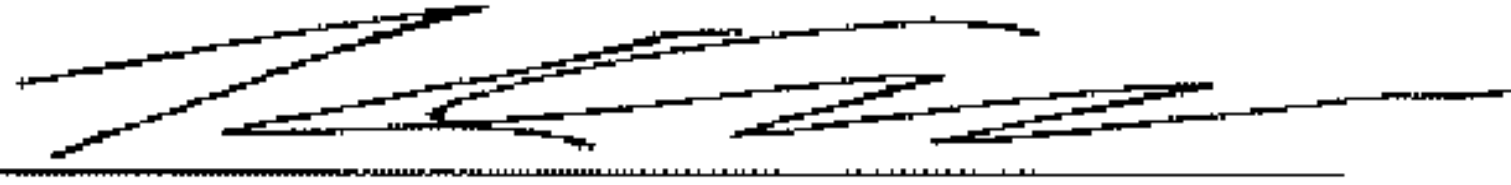
13009 Thomasville Cir. Tampa FL 33617

WITNESS #2 ADDRESS



WITNESS # 1 SIGN ABOVE

PRINT NAME: Jokerria Boyd



WITNESS # 2 SIGN ABOVE

PRINT NAME: Kimberly Easy

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 04 day of August, 2026, by Kevin Iwanusa, a married man, ☐ who is/are personally known to me or ☒ who has/have produced drivers license as identification.



Signature of Notary Public

Jokerria Boyd

Print, Type/Stamp Name of Notary

[SEAL]

Notarized online using audio-video communication technology

