

8/6/2026 3:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529515



Prepared by and Return to: Jennifer
Moore, an employee of First
International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

Doc Stamp-Deed: \$2,625.00

File No.: 268189-91

WARRANTY DEED

This indenture made on **August 06, 2026** by **Christopher Schneider, Individually and as Co-Trustee of the Nicholas Schneider Revocable Trust dated July 31, 1989, as amended from time to time**, whose address is: 11714 Helta Courts, Saint Louis, MO 63128 hereinafter called the "grantor", to **Martin de Groot and Siet Meijer, husband and wife**, whose address is: 6108 Bardu Ave., Springfield, VA 22152, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Condominium Unit 213, ALDEA MAR RETREATS aka ALDEA MAR, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 719, Page 513, as amended from time to time, and according to the Plat Thereof as recorded in Condominium Book 2, page 34, 34A through 34G, as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0177071083

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

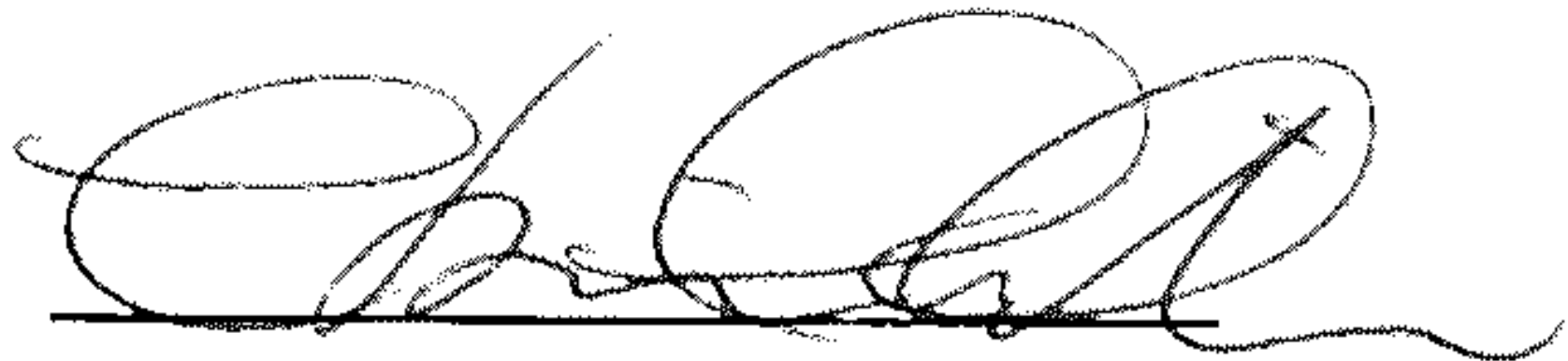
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 accruing subsequent to December 31st of 2025.

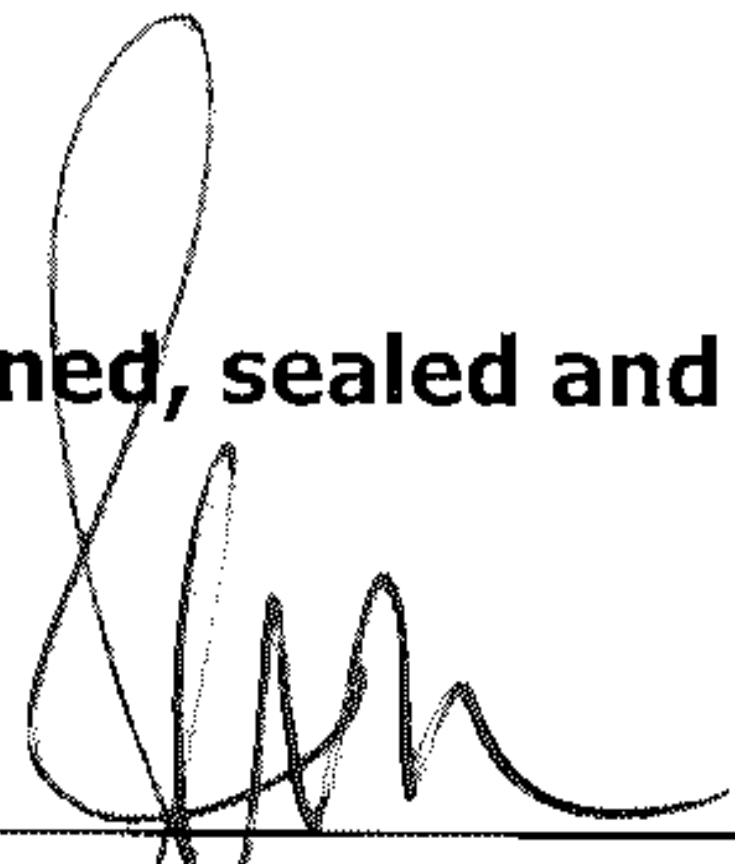
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Nicholas Schneider Revocable Trust dated July 31, 1989, as amended from time to time



By Christopher Schneider, Individually and as Co-Trustee

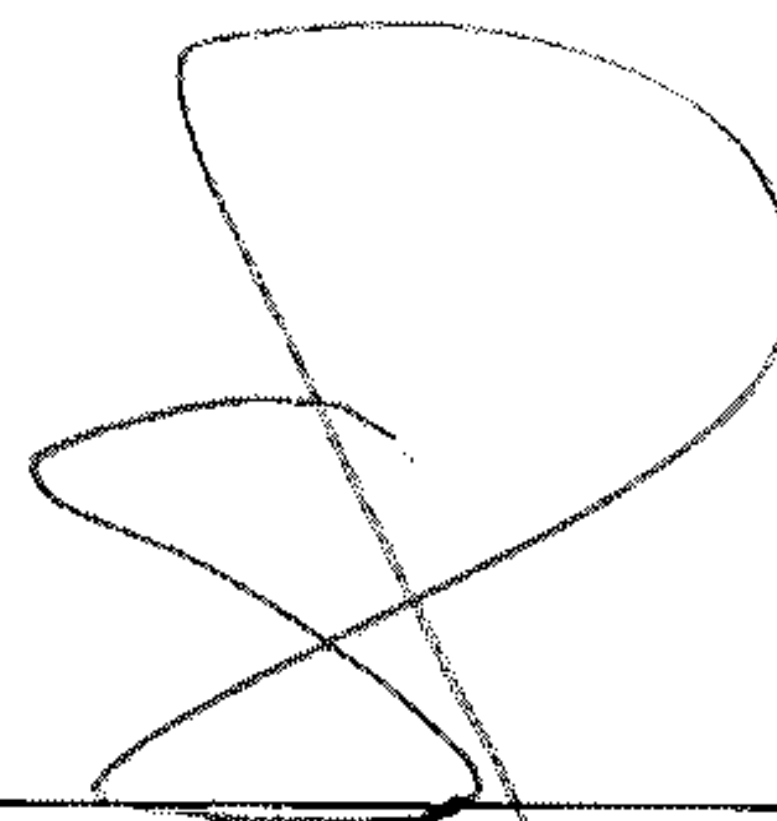
Signed, sealed and delivered in our presence:



1st Witness Signature

Print Name: Jennifer Moore

Address: 329 S. Nokomis Ave, Suite I
Venice, FL 34285



2nd Witness Signature

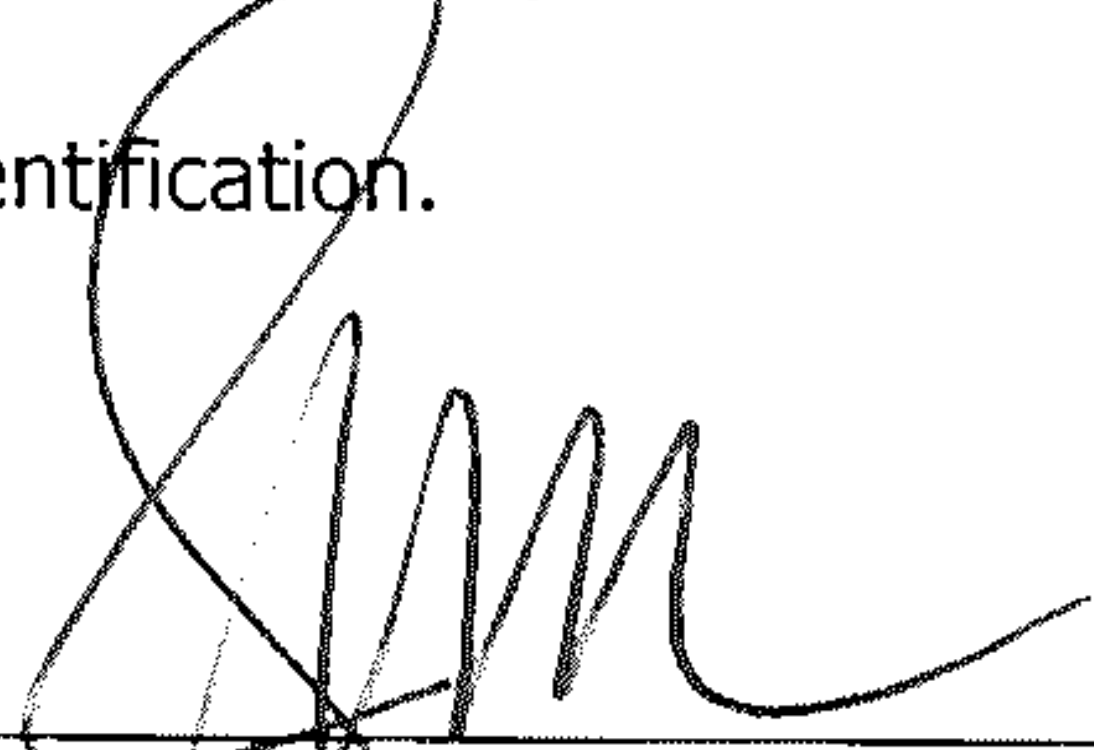
Print Name: Vickie Kozel

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of FLORIDA

County of SARASOTA

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on July 24, 2026, by Christopher Schneider Individually and as Co-Trustee of the Nicholas Schneider Revocable Trust dated July 31, 1989, as amended from time to time, who () is/are personally known to me or who (X) produced a valid Photo ID as identification.



Notary Public Signature

Printed Name: Jennifer Moore

Commission Expires: 06/17/29

(NOTARY SEAL) My

