

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026107735 2 PG(S)

8/7/2026 11:55 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529820

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 332849-424881

Doc Stamp-Deed: \$11,200.00

Consideration: \$1,600,000.00
Doc Stamps: \$11,200.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 7th day of August, 2026, by Anthony F. D'Andrea and Kristy J. D'Andrea, husband and wife ("Grantor") to Kolja Hanke and Caroline Daniela Hanke, husband and wife, whose post office address is 238 Island Circle, Siesta Key, FL 34242 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 226, Siesta Isles Subdivision, Unit No. 6, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 11, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0082150023.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: Jerry Beaver
Witness#1 Print: Jerry Beaver
Witness #1 Address: 2019 Albert Ave
Knoxville TN 37917

Anthony F. D'Andrea
Anthony F. D'Andrea
Address: 12524 Rivendell Way
Knoxville, TN 37922

Witness#2 Sign: Mary Wilson Redington
Witness#2 Print: Mary Wilson Redington
Witness #2 Address: 2918 Fairview St
Knoxville TN 37917

Kristy J. D'Andrea
Kristy J. D'Andrea
Address: 12524 Rivendell Way
Knoxville, TN 37922

STATE OF Tennessee
COUNTY OF Knox

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of August, 2026, by Anthony F. D'Andrea and Kristy J. D'Andrea.

Mary Wilson Redington
Notary Public
Print Name: Mary Wilson Redington
My Commission Expires: 11-12-2029

Personally Known 2 (OR) Produced Identification 2
Type of identification produced Drivers License (TN)

