

Consideration	\$55,000 00
Recording Fees	\$18 50 ✓
Documentary Stamps	\$385 00 ✓

Prepared by and Return To



SANDBERG
PHOENIX

✓
✓
Scott Dunlap, Esquire
SANDBERG PHOENIX & VON GONTARD P C
P O Box 3948
Sarasota, FL 34230-3948
File No 34079 00001

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026108197 2 PG(S)
August 07, 2026 04 46 20 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$385 00



WARRANTY DEED

This Warranty Deed is made by **Steven Freedman, a single person**, hereinafter referred to as "Grantor," to **Michael Regnier and Sandra Regnier, husband and wife**, whose address is 7070 Webber Road, Sarasota, FL 34240, hereinafter referred to as "Grantee "

Grantor, in consideration of the sum of TEN AND NO/100 (\$10 00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida

Unit 1215, of THE BOATHOUSE ON LONGBOAT, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1997, Page(s) 2360, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 26, Page 48 through 48E, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements

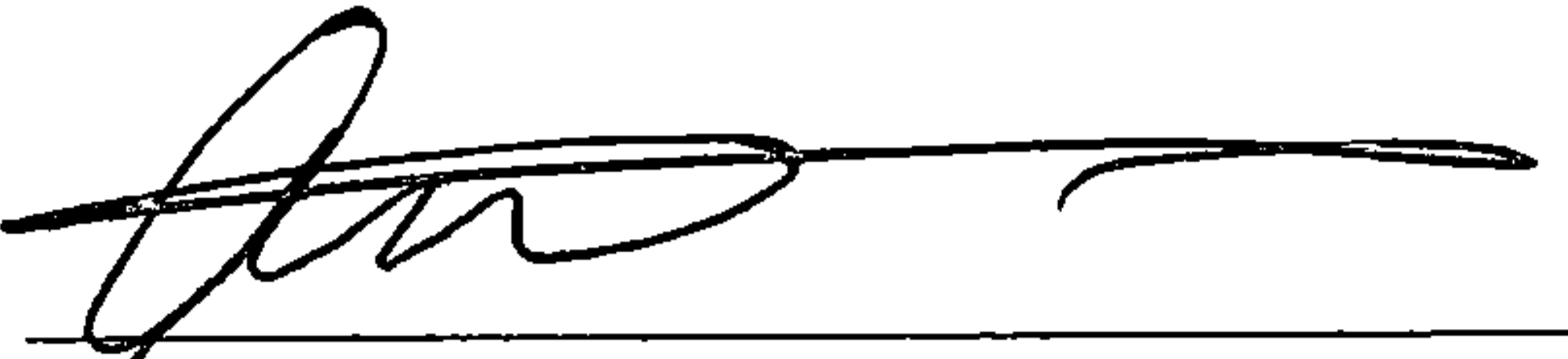
The Property Appraiser's Parcel Identification Number for the above described property is 0012042053

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

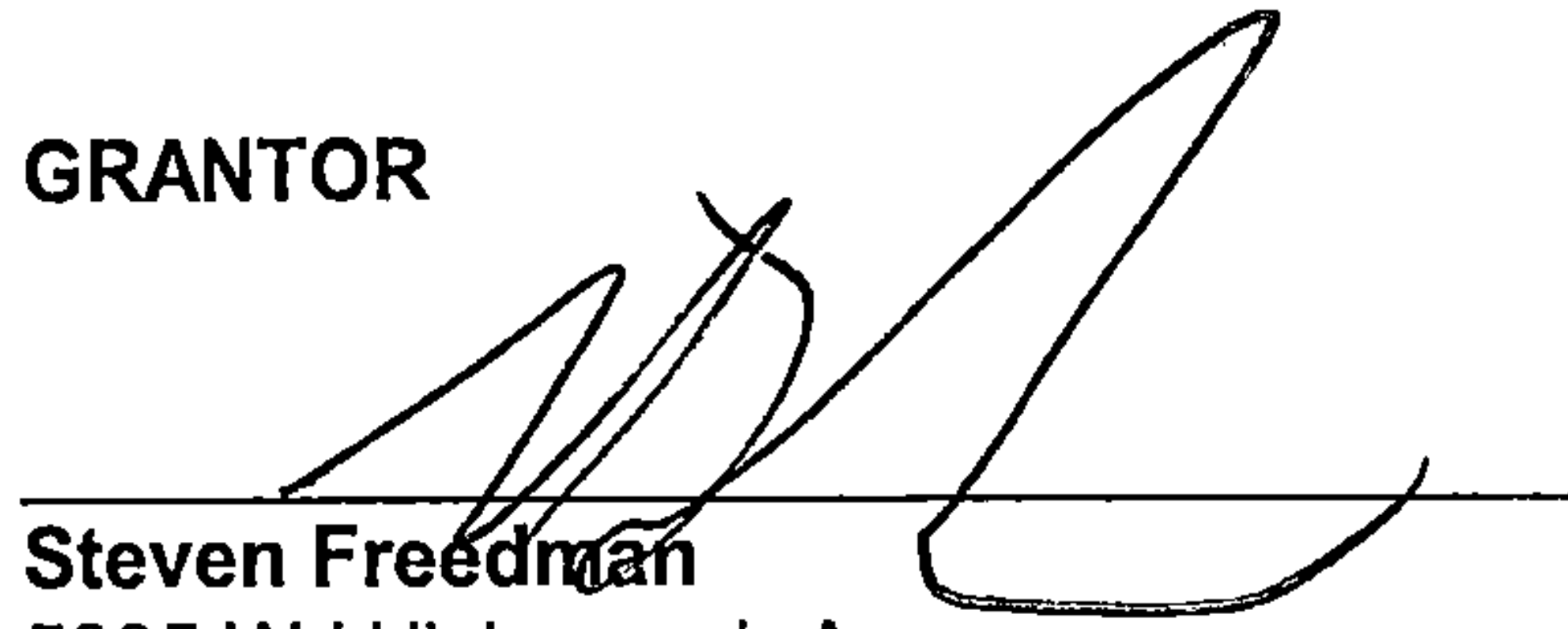
Executed on the 6th day of August, 2026

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES**



Witness 1 Signature
Witness 1 Printed Name Angela Madonni

GRANTOR



Steven Freedman
5035 W Hillsborough Avenue
Tampa, FL 33634

Witness 1 Address

923 Guisando De Avila Tampa FL
33613

As to all Grantors



Witness 2 Signature
Witness 2 Printed Name Hans Butananté

31233 BACLAN DR, WESLEY CHAPEL, FL
33545

Witness 2 Address

As to all Grantors

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was executed and acknowledged before me by means of JD Physical Presence or Online Notarization on 8 / 06, 2026, by Steven Freedman

Personally known JD

or Produced Identification

Type of Identification Produced



Notary Public

Print Name JAY DAVIS

My Commission Expires 4/16/27

