

8/12/2026 12:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531667

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00363

Doc Stamp-Deed: \$4,130.00

Warranty Deed

This Warranty Deed, dated August 11, 2026 by **Prapatson Luangruang and David John Matern, Wife And Husband**, hereinafter called the Grantor, to **Jillian Schneider and James Betres, Wife And Husband**, who has a mailing address of 15312 Shady Palms Lane, Nokomis, FL 34275 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 29, of SORRENTO PHASE I, according to the Plat thereof, as recorded in Plat Book 55, Pages 106 through 119, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0163060029

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Prapatson Luangruang

Prapatson Luangruang

After Closing Address:

4493 Amber Court
Bettendorf, IA 52722

Jude Manasse

Witness: (Signature)

Jude Manasse

Printed Name

2633 Troubador ST

Address

Orlando FL 32839

City, State, Zip

Lucious Morris White Jr

Witness: (Signature)

Lucious Morris White Jr.

Printed Name

2488 Transom Place

Address

Woodbridge VA 22191

City, State, Zip

STATE OF: Virginia

COUNTY OF: Prince William

The foregoing instrument was acknowledged on 08/11/2026 by means of () physical presence or
(X) online notarization by: **Prapatson Luangruang**
who is () personally known to me; or (X) produced a Driver License as identification.

Lucious Morris White Jr

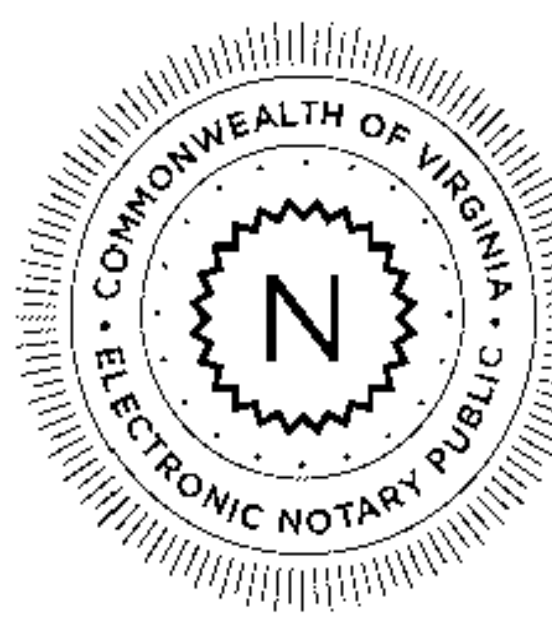
Notary Public (signature)

Print Name:

Lucious Morris White Jr.

My Commission Expires:

09/30/2028



Lucious Morris White Jr.

REGISTRATION NUMBER
7895446

COMMISSION EXPIRES
September 30, 2028

Notarized remotely online using communication technology via Proof.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

David John Matern

David John Matern

After Closing Address:
4493 Amber Court
Bettendorf IA 52722

Jude Manasse

Witness: (Signature)

Jude Manasse

Printed Name

2633 Troubador ST

Address

Orlando FL 32839

City, State, Zip

Lucious Morris White Jr

Witness: (Signature)

Lucious Morris White Jr.

Printed Name

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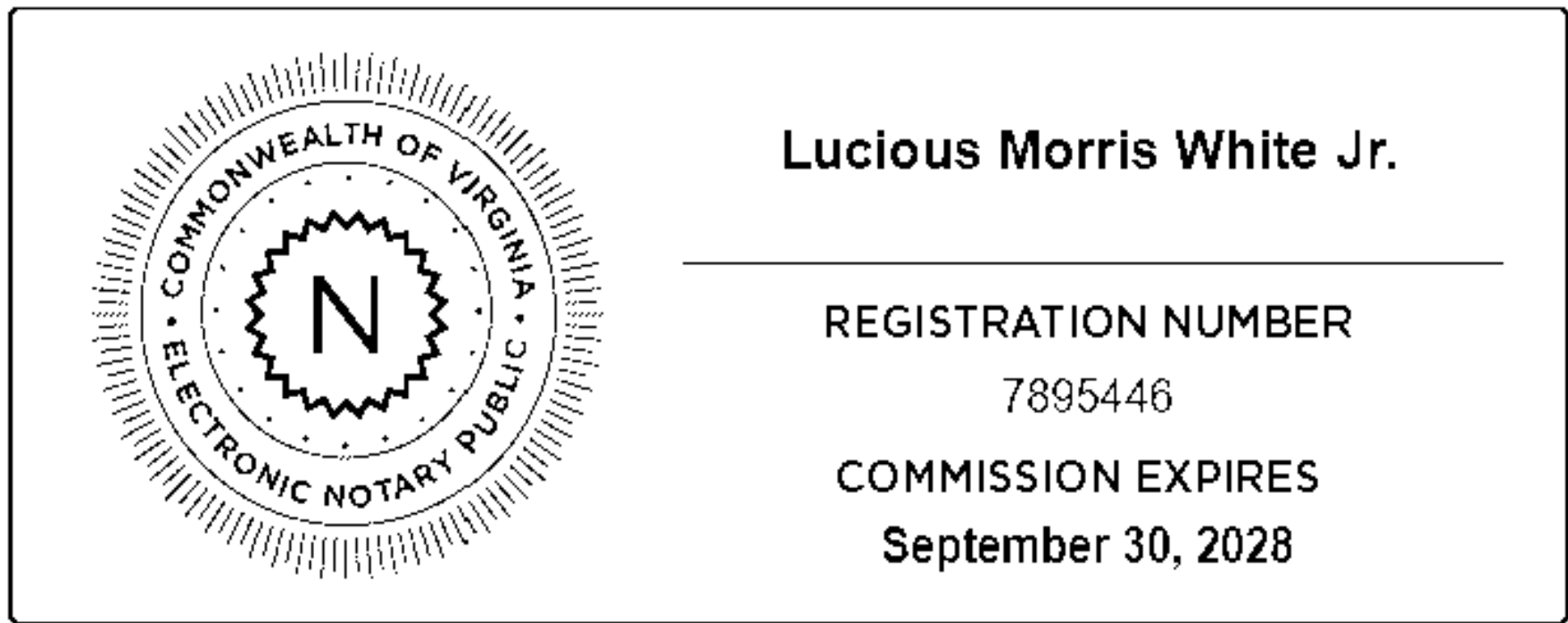
Notary Public (signature)

Print Name:

Lucious Morris White Jr.

My Commission Expires:

09/30/2028



Notarized remotely online using communication technology via Proof.