

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109855 2 PG(S)**

8/12/2026 1:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531697

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-07-4755

Parcel ID Number: 0081100013

Doc Stamp-Deed: \$6,159.30

WARRANTY DEED

This WARRANTY DEED, made August 10, 2026, by **LENNARTZ INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 5317 Siesta Ct., Sarasota, FL 34242 (the "Grantor"), to **BRANDYN A. PAGANETTI AND THOMAS JOHN PAGANETTI, JR., A MARRIED COUPLE**, whose address is 225 Rosewood Drive, Metairie, LA 70005 (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of EIGHT HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$879,900.00) and other valuable consideration, 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:

Lot 15, WATERSIDE SOUTH SIESTA'S BAYSIDE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 10, of the Public Records of Sarasota County, Florida.

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

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 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

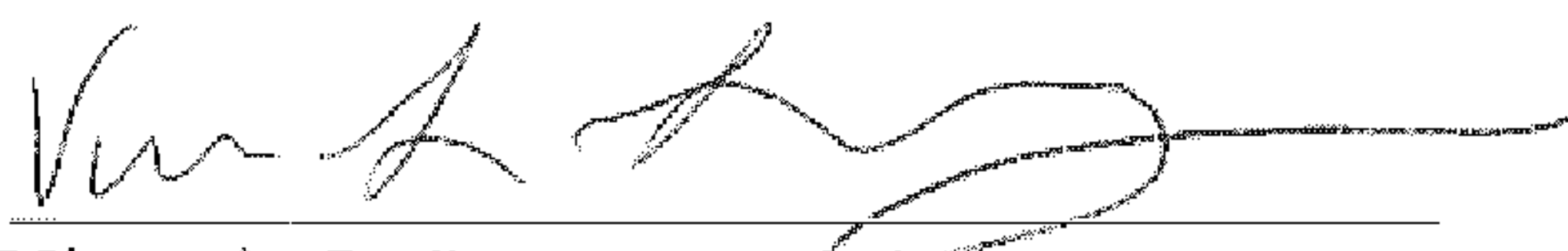
Signed, sealed and delivered in our presence:

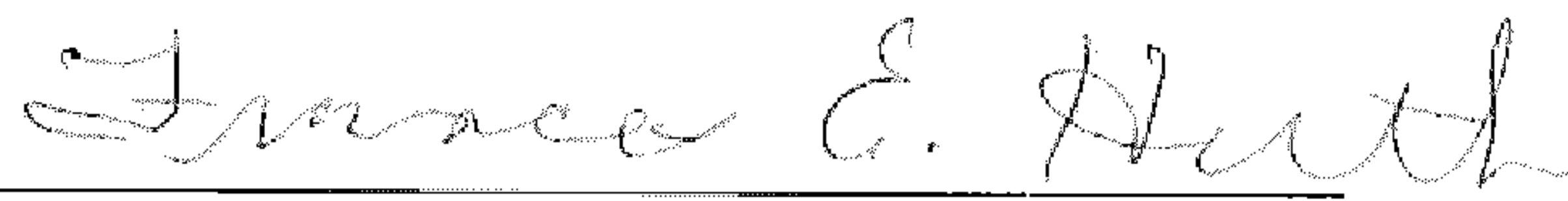

Signature

Witness Printed Name Jeremy L. Weaver

Witness #1 Address 1307 N. Bittersweet Ln
Muncie, IN

Lennartz Investments LLC, a Florida Limited Liability Company

By: 
Victoria L. Lennartz, Manager

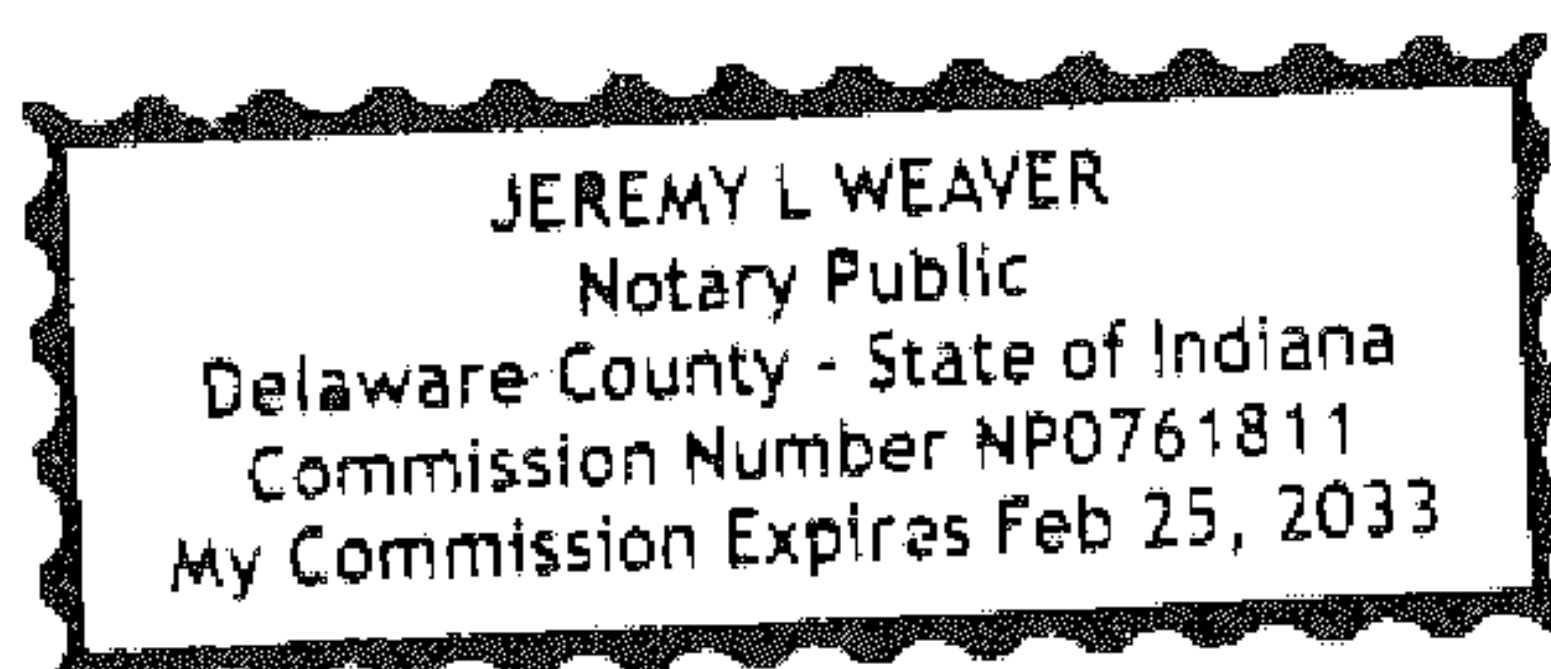

Signature

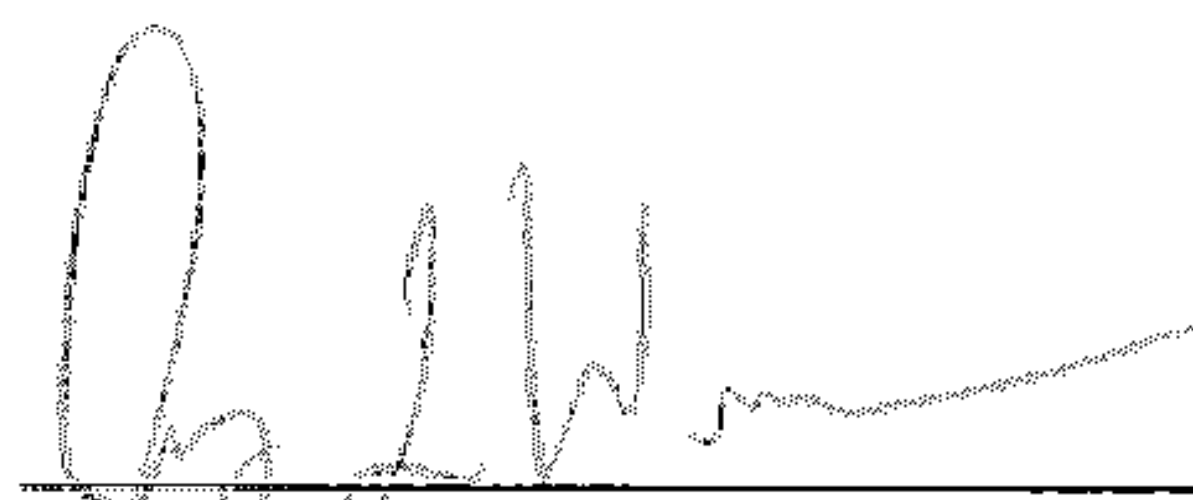
Witness Printed Name Frances E. Huth

Witness #2 Address 10023 FOXWOOD DR
FT WAYNE IN 46835

State of Indiana
County of Delaware

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 6th day of August, 2026, by Victoria L. Lennartz, Manager of Lennartz Investments LLC, who is/are ☐ personally known to me or who has/have ☒ produced FL DL as identification.




Notary Public
Print Name: Jeremy L. Weaver
My Commission Expires: 02/25/2033