

8/14/2026 3:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532968

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$1,155.00

File Number: 2026-116

Consideration:\$165,000.00

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Warranty Deed

This Warranty Deed made as of this 14th day of August, 2026, between Marilyn Armenia, a married woman, whose post office address is 31 Green Lake Drive, Orchard Park, NY 14127, grantor, and PJ Knecht and Kaylyn Knecht, husband and wife, whose post office address is 1001 S Venice Blvd, Venice, FL 34293, 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, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in, Sarasota County, Florida to-wit:

Lots 1841, 1842, 1843 and 1844, SOUTH VENICE, UNIT NO. 6, according to the plat thereof, as recorded in Plat Book 6, Page 34, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0458130031

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.

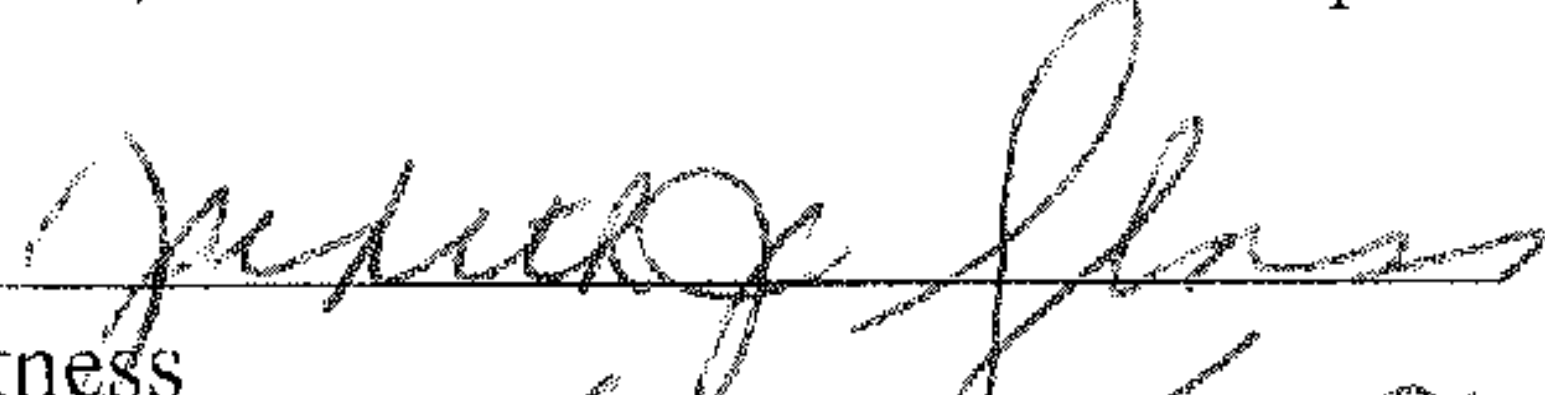
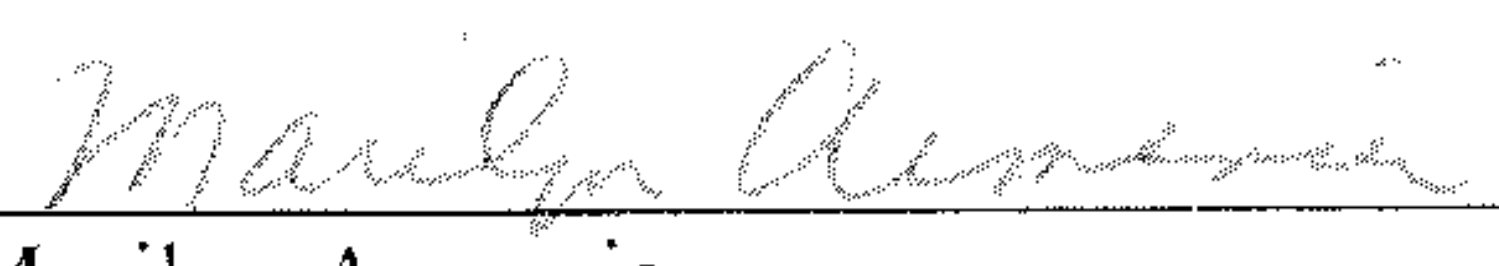
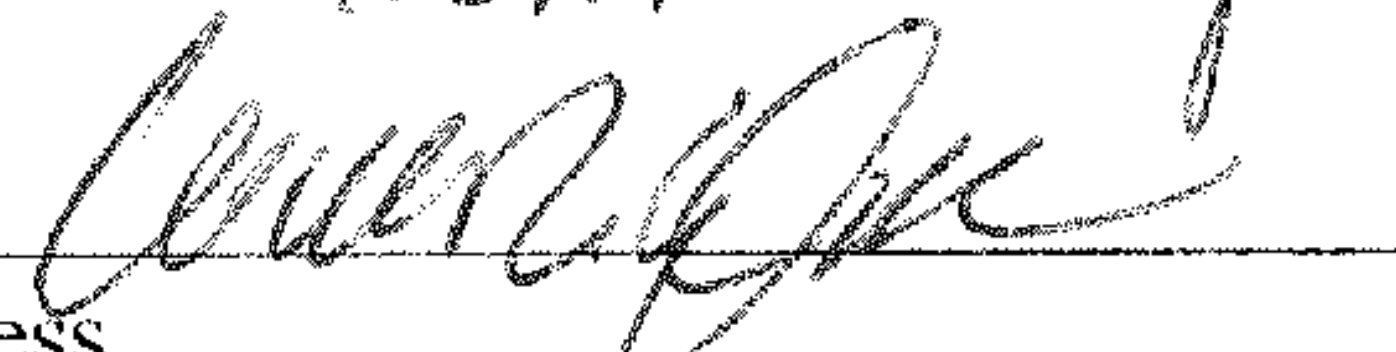
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And specifically, Marilyn Armenia warrants that at the time of this conveyance, the subject property is not her homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Marilyn Armenia's residence and homestead address is: 31 Green Lake Drive, Orchard Park, NY 14127.

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 31, 2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal this 11 day of August, 2026.

Signed, sealed and delivered in our presence:	
 Witness Printed Name: <u>JUDITH J. GLASS</u> Address: <u>19 ASPEN LN.</u> <u>ORCHARD PK. NY 14127</u>	 Marilyn Armenia
 Witness Printed Name: <u>William R. Glass</u> Address: <u>19 Aspen Ln</u> <u>Orchard Park ny 14127</u>	

State of New York
County of Erie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of August, 2026, by Marilyn Armenia, who ☐ is personally known or ☒ has produced NY Lic # 982937398 as identification.

[Seal]


Notary Public
Print Name: Sheryl L O'Connor
My Commission Expires: 10/11/26

SHERYL L OCONNOR
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01OC5034266
COMM. EXP. 10/11/2026