

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026113612 2 PG(S)**

8/20/2026 11:47 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535014



Doc Stamp-Deed: \$945.00

Prepared by and Return to:
Jennifer Moore , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 268575-91

WARRANTY DEED

This indenture made on **August 20, 2026** by **Harmony Properties of Sarasota, LLC, a Florida Limited Liability Company**, whose address is: 5177 Sandy Cove Avenue, Sarasota, FL 34242 hereinafter called the "grantor", to **Sarasota Casa Real Estate, a Florida Limited Liability Company, a single woman**, whose address is: 232 Pocono Trail E, Nokomis, FL 34275, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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 112, ASPEN WOODS WEST, according to the Plat thereof, recorded in Plat Book 29, Page(s) 36 and 36A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **2028100070**

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.

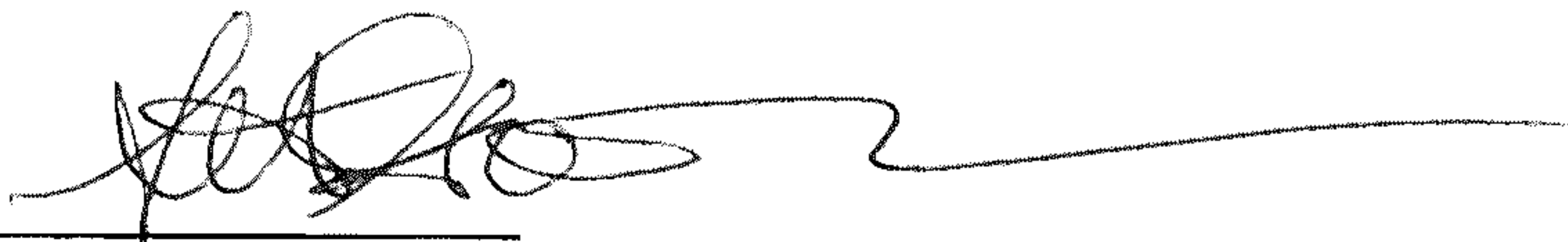
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 taxes accruing subsequent to December 31st of 2025.

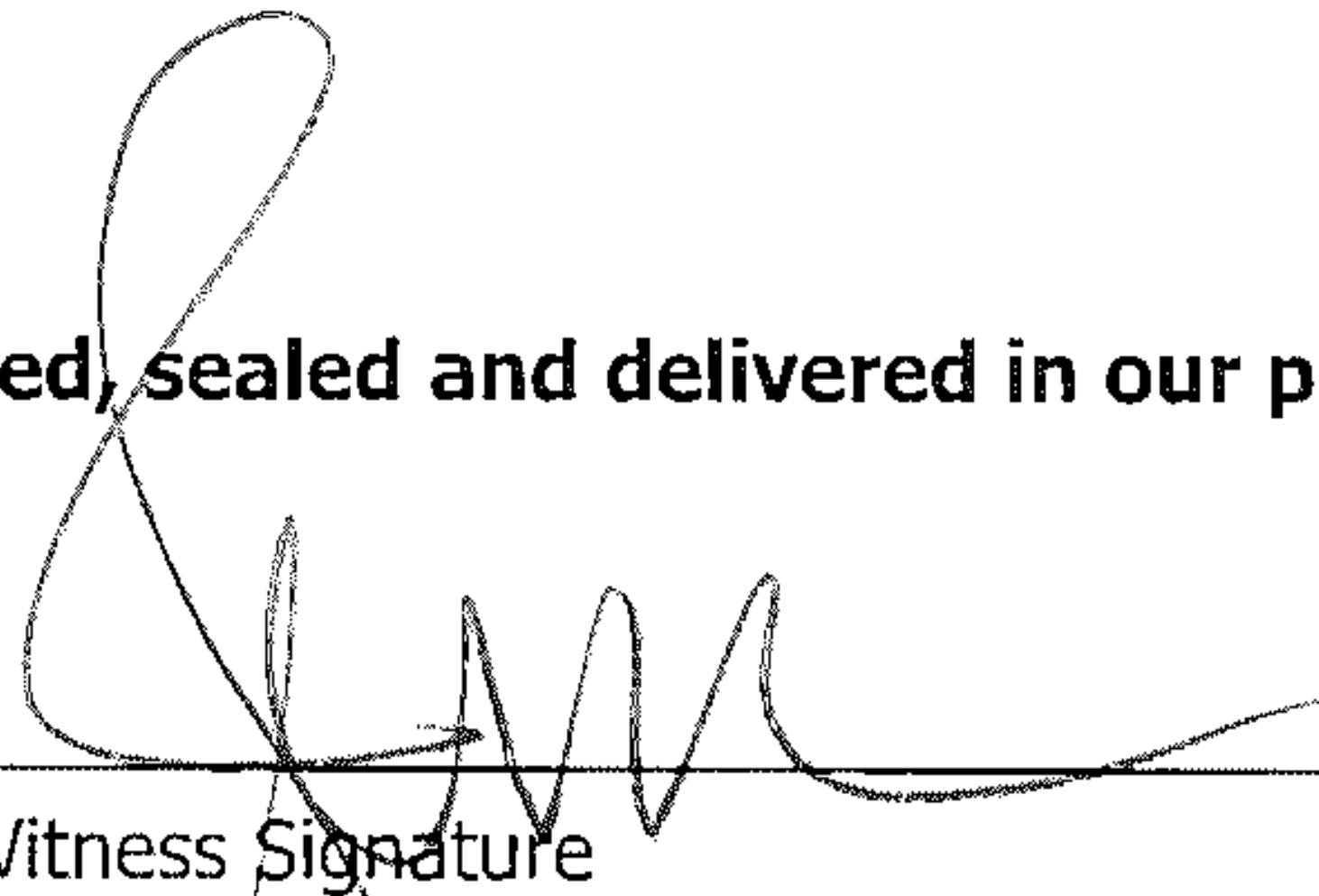
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Harmony Properties of Sarasota, LLC, a Florida Limited Liability Company



By Steven A. Gottschalk, Managing Member

Signed, sealed and delivered in our presence:


1st Witness Signature

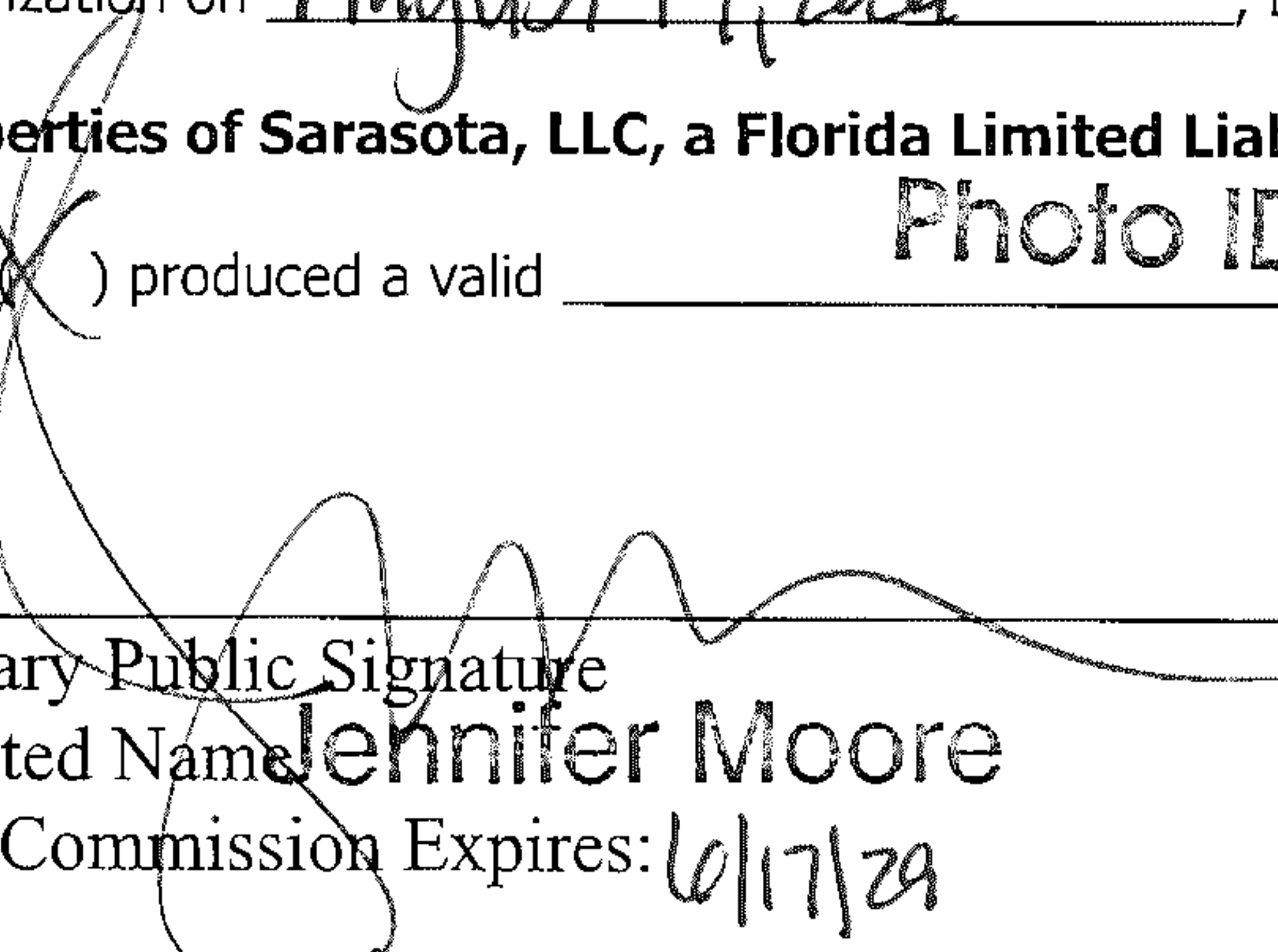
Print Name: Jennifer Moore
Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

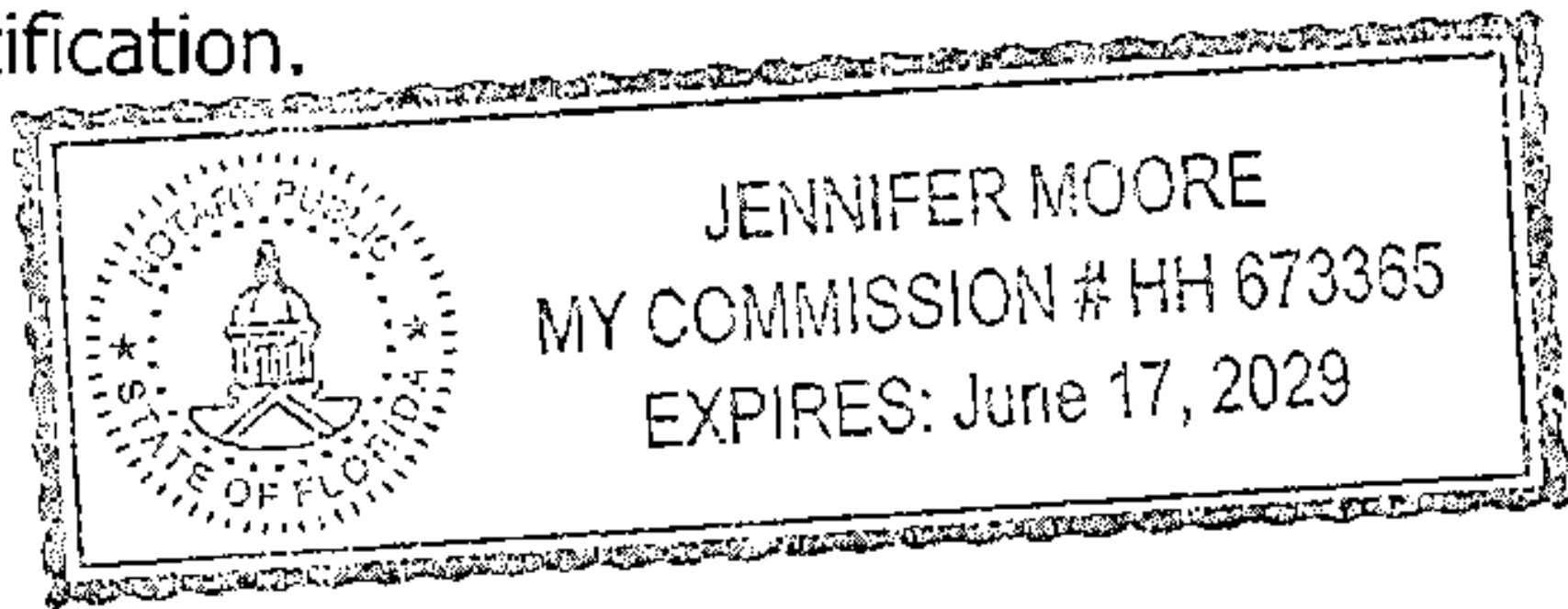

2nd Witness Signature

Print Name: Patty Reeves
Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of Florida
County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online
notarization on August 17, 2024, by **Steven A. Gottschalk, Managing Member of Harmony**
Properties of Sarasota, LLC, a Florida Limited Liability Company, who () is/are personally known to me or
who ☒ produced a valid Photo ID as identification.


Notary Public Signature
Printed Name Jennifer Moore
My Commission Expires: 6/17/29



(NOTARY SEAL)