

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230587

Consideration: \$425,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026113672 2 PG(S)

8/20/2026 12:12 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3535062

Doc Stamp-Deed: \$2,975.00

General Warranty Deed

Made this August 20, 2026 A.D. By **Jeffrey S. Wall and Ann M. Wall, husband and wife**, whose address is: 2256 Clematis Street, Sarasota, Florida 34239, hereinafter called the grantor, to **Jamie R. Schoenfeld and Nebojsa Trninic, wife and husband**, whose post office address is: 463 S. Shore Drive, Sarasota, Florida 34234, hereinafter called 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 Ten Dollars and 00/100 (\$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, viz:

Lot 123, PAVER PARK ESTATES, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 49, of the Public Records of Sarasota County, Florida.

a/k/a 2559 E Paulstan Ct, Sarasota, Florida 34237

Parcel ID Number: **2029100038**

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 taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in our presence:

Mary A. Towne
Witness 1 Signature:
Witness 1 Printed Name: Mary A. Towne

Jeffrey S. Wall (Seal)
Jeffrey S. Wall

G. Celeste Angelotti
Witness 2 Signature:
Witness 2 Printed Name: G. Celeste Angelotti

Ann M. Wall (Seal)
Ann M. Wall

State of Michigan
County of Charlevoix

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 13th day of August, 2026, by Jeffrey S. Wall and Ann M. Wall, who are personally known to me or who produced D.L. as identification.

JENNIFER OSWALD
Notary Public, State of Michigan
County of Charlevoix
My Commission Expires 07-30-2031
Acting in the County of _____

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Notary Seal