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INSTRUMENT # 2026116079 2 PG(S)**

8/25/2026 3:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537152

This Instrument Prepared by
and Return to:

Kirsten E. Guerin, Esq.

Trenam law

1819 Main Street, Suite 610

Sarasota, Florida 34236

Doc Stamp-Deed: \$1,617.00

Doc. Stamp.: \$1617.00

Rec. Fee.: \$18.50

Parcel ID: 0124092303

WARRANTY DEED

This Warranty Deed is made this 24th day of August, 2026 by **Brian A. Quinn, a single man, and Peter J. Quinn, a married man**, whose mailing addresses are 17570 Opal Sand Drive, #401, Venice, Florida 34293, and 18017 Grand Prosperity Drive, Venice, Florida 34293, respectively, hereinafter collectively referred to as "Grantor," to **Thomas Oberwetter and Lena Oberwetter, husband and wife, as tenants by the entirety**, whose mailing address is 7849 Sagebrush Trail, Middleton, WI 53562, hereinafter collectively referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, Grantee's heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

Unit No. 1312 of PINESTONE AT PALMER RANCH, NO. 13, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 1999074624, and all exhibits and amendments thereof, recorded in Condominium Plat Book 33, Page 28, Public Records of Sarasota County, Florida; together with an undivided interest in the common elements appurtenant thereto.

Subject to any governmental regulations, easements, covenants and restrictions of record and real property taxes for the current year and subsequent years.

The above-described real property does not constitute the Grantors' homestead, or that of the Grantors' spouse or dependent family members, nor is it contiguous thereto.

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:

Anya Priddee
Print Name: Anya Priddee
Address: 3442 Everetten
North Port, FL 34286
(witnessed as to both)

Brian A. Quinn
Brian A. Quinn

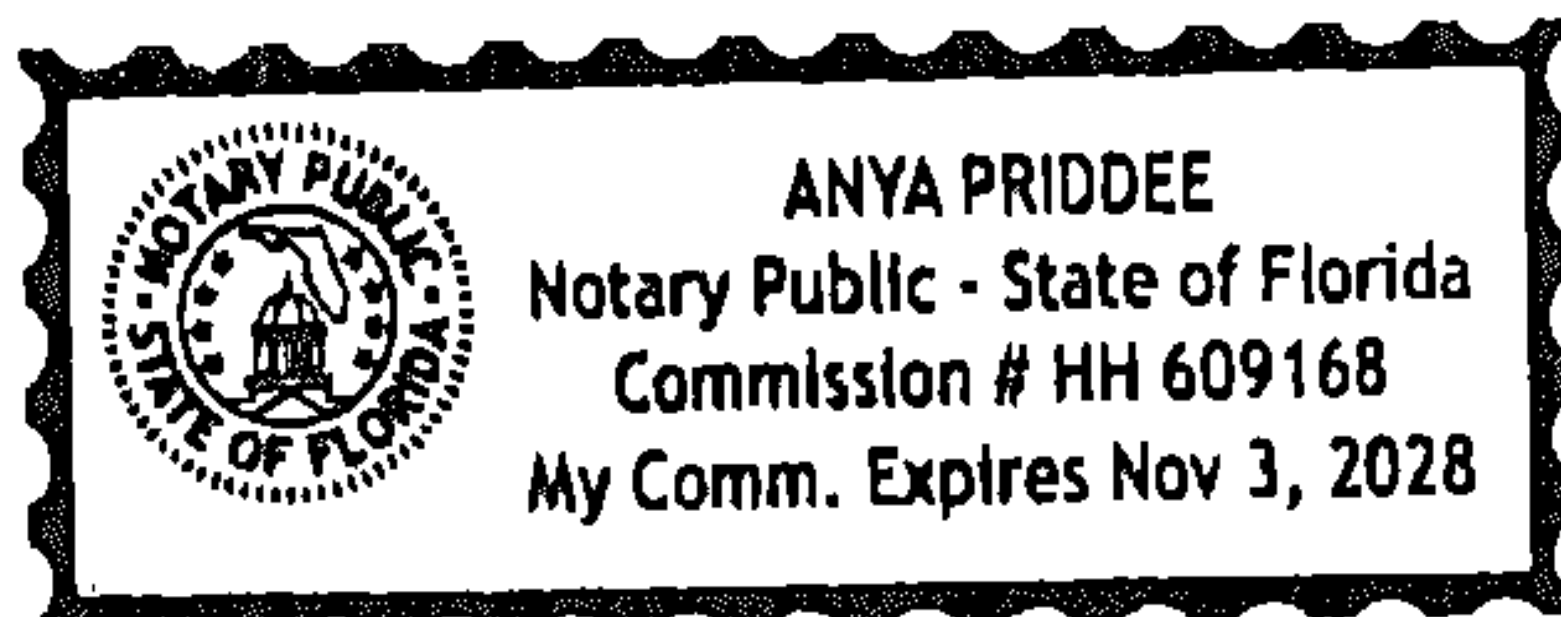
Peter J. Quinn
Print Name: Peter J. Quinn
Address: 17849 Grand
Prosperity Dr. Venice FL
(witnessed as to both) 34293

Peter J. Quinn
Peter J. Quinn

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of August, 2026, by Brian A. Quinn and Peter J. Quinn, who [] are personally known to me or who [X] have produced Quinn License as identification.

[Notary Seal]



Notary Public: Anya Priddee
Print Name: Anya Priddee
My Commission Expires: 11/03/2028