

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117819 2 PG(S)

This instrument prepared by & return to:
Michael J. Belle, Esq.
Michael J. Belle, P.A.
2364 Fruitville Road
Sarasota, FL 34237
Rec.: \$18.50
Our File: 51578
Parcel ID 0052040020

8/28/2026 2:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3538642

Doc Stamp-Deed: \$3,850.00

General Warranty Deed

Made this 28th day of August, 2026 by **Edward R. Arsenault and Victoria L. Arsenault, Husband and Wife**, whose post office address is: 8548 Anthirium Loop, Sarasota, FL 34240, hereinafter called the grantor, to: **Andrew Jay Chasen, a Single Man**, whose post office address is: 742 Shorecrest Dr, Sarasota, FL 34232, 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 and 00/100 Dollars (\$10.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

LOT 31, THE OAKS AT WOODLAND PARK, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 11, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

SIGNATURES FOLLOW ON NEXT PAGE

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

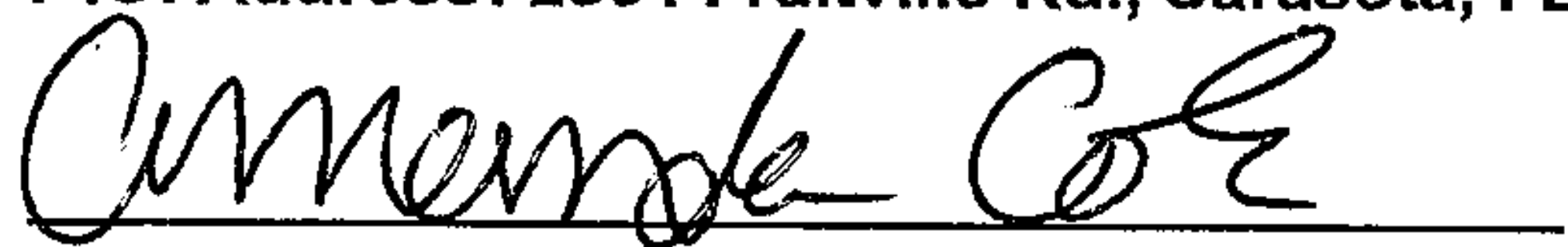
Signed, Sealed and Delivered in Our Presence:



Witness
Printed Name: Derek Eisemann
P.O. Address: 2364 Fruitville Rd., Sarasota, FL 34237



Edward R. Arsenault



Witness
Printed Name: Amanda Cole
P.O. Address: 2364 Fruitville Rd., Sarasota, FL 34237



Witness
Printed Name: Derek Eisemann
P.O. Address: 2364 Fruitville Rd., Sarasota, FL 34237



Victoria L. Arsenault



Witness
Printed Name: Amanda Cole
P.O. Address: 2364 Fruitville Rd., Sarasota, FL 34237

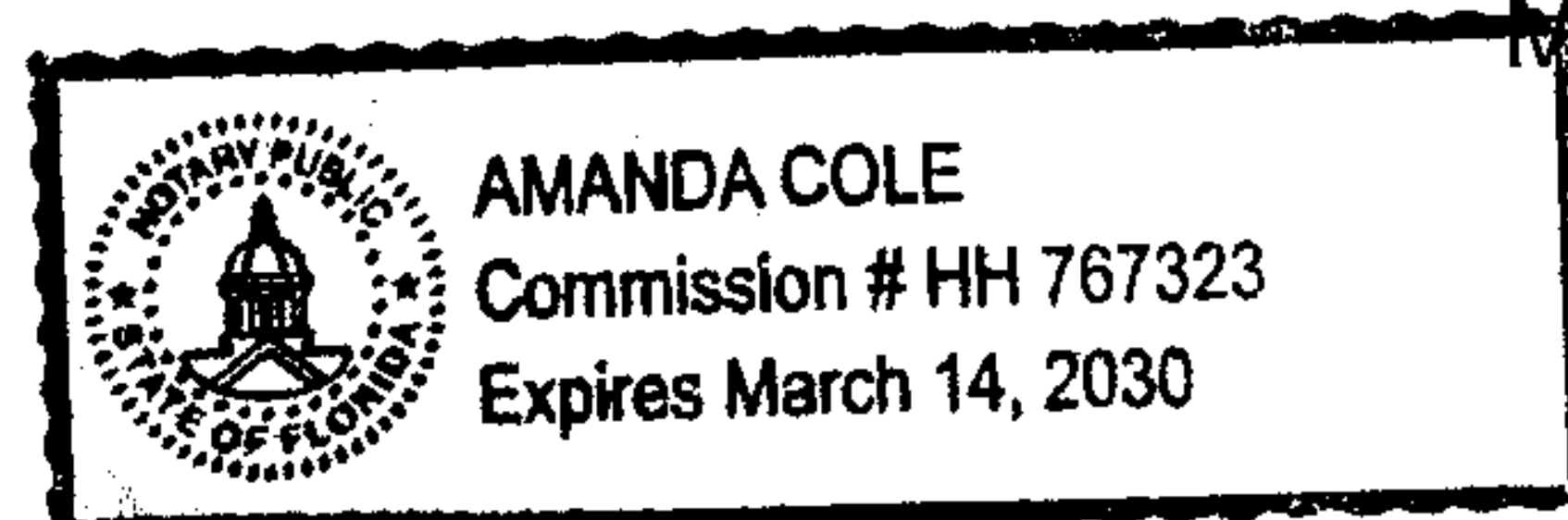
STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was sworn to and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of August 2026 by **Edward R. Arsenault and Victoria L. Arsenault**, who is/are personally known to me or who has/have produced FL DL as identification.

[Notary Seal]



Notary Public
My Commission Expires:



Warranty Deed