

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118054 2 PG(S)

Consideration: \$620,000.00

Prepared by and return to:
Proof Title, LLC
Attn:Aimee Bushway
50 South Lemon Avenue
Sarasota, FL 34236
PTL-26-376

8/28/2026 4:34 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3538828

Doc Stamp-Deed: \$4,340.00

Property Appraiser's Parcel ID No.: Property 1:
0140-01-0031

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 28th day of August, 2026, by and between **Wesley Gagnelius and Veronica Gagnelius, husband and wife**, whose address is **181 Navigation Circle, Osprey, FL 34229** (hereinafter "GRANTOR"), and **Alexander J. Paul and Katherina C. Paul, husband and wife, as tenants by the entirety**, whose address is **619 Oak River Court, Osprey, FL 34229** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

Lot 2243, BAY OAKS ESTATES UNIT I, according to plat thereof as recorded in Plat Book 36, Page 47, of the Public Records of Sarasota County, Florida.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Jade Eller*
Printed Name Jade Eller

P.O. Address 505. Lemon Ave.
Ste 302, Sarasota, FL 34236

(2) *Aimee Bushway*
Printed Name Aimee Bushway

P.O. Address 505. Lemon Ave.
Ste 302, Sarasota, FL 34236

GRANTOR:

Wesley Gagnelius
Wesley Gagnelius

Veronica Gagnelius
Veronica Gagnelius

STATE OF FLORIDA
COUNTY OF SARASOTA

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

Aimee Bushway
Signature of Notary Public

Print, Type/Stamp Name of Notary

