

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118349 2 PG(S)**

Return to:
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

8/31/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

This Instrument Prepared
under the supervision of:

SIMPLIFILE

Receipt # 3539117

Elizabeth Martinez
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

Doc Stamp-Deed: \$2,443.00

Property Appraisers Parcel Identification (Folio) No.:
0423140001

Our File No.: 83-26-0541

WARRANTY DEED

This Warranty Deed made this 28th day of August, 2026 by Mohler Limited Family Partnership, a Pennsylvania Limited Partnership, whose mailing address is 5079 State Route 30, Greensburg, PA 15601, hereinafter called the grantor(s), to Thomas Schiano, an unmarried person, whose post office address is 1867 San Trovaso Way, Venice, FL 34285, hereinafter called the grantee:

(Wherever used herein the terms "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(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lot 324, "PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 6", as per plat thereof recorded in Plat Book 40, Pages 18, 18A, thru 18G, of the Public Records of Sarasota County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Brigitte S. Ralston
First Witness Signature

BRIGITTE S. RALSTON
Printed Signature

3001 Willoughby Dr Apt 2
Lititz PA 15650
Address of First Witness

Jennifer O. Smith
Second Witness Signature

JENNIFER SMITH
Printed Signature

3123 McWilliam Dr.
Greensburg PA 15601
Address of Second Witness

State of Pennsylvania

County of Westmoreland

Mohler Limited Family Partnership

BY: William E. Mohler
William E. Mohler
General Partner

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of August, 2026 by William E. Mohler, the General Partner of Mohler Limited Family Partnership, on behalf of the Limited Partnership, who has produced _____ as Identification or is personally known to me to be the persons therein.

Debra Shifko
Notary Public, State of Pennsylvania

My commission expires:

Seal
Commonwealth of Pennsylvania - Notary Seal
Debra Shifko, Notary Public
Westmoreland County
My commission expires July 17, 2030
Commission number 1191404
Member, Pennsylvania Association of Notaries