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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539136



Prepared by and Return to:
Alicia Loupe , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

Doc Stamp-Deed: \$1,575.00

File No.: 269023-91

WARRANTY DEED

This indenture made on **August 31, 2026** by **James R. Hendershot and Monika Gebauer Hendershot, husband and wife**, whose address is: 2020 Oakridge Circle, Venice, FL 34293 hereinafter called the "grantor", to **Diana Mettelle, a single woman**, whose address is: 2004 Longpointe Circle #E-2, Venice, FL 34293, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

Condominium Unit E-2, Building "E", WOODLAKE CONDOMINIUM, PHASE FOUR, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1589, Page 1060, as amended, and as per Plat thereof recorded in Condominium Book 23, Page 31, as amended, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0447031302**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

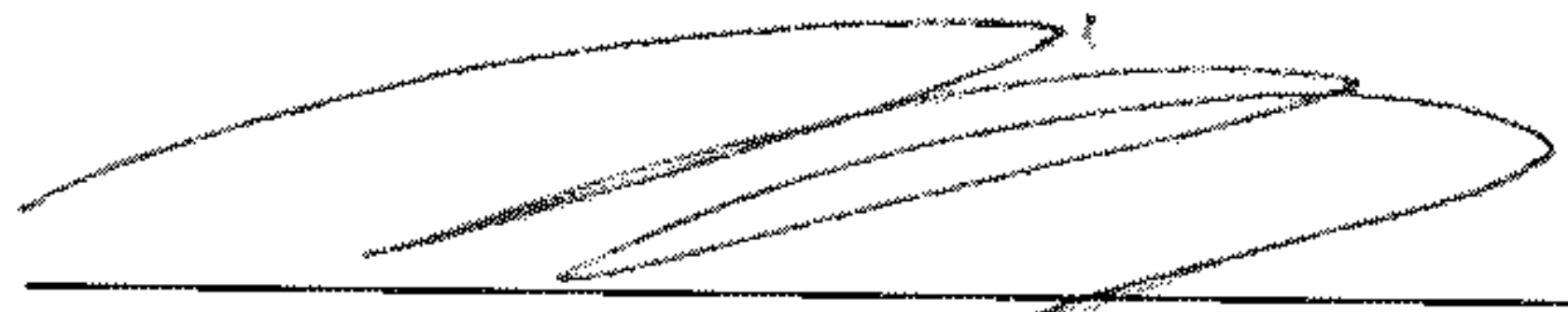
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

James R. Hendershot by Heidi as his attorney in fact
James R. Hendershot by Heidemarie Haider Lewis as his attorney in fact

Monika Gebauer Hendershot by Heidi as her attorney in fact
Monika Gebauer Hendershot by Heidemarie Haider Lewis as her attorney in fact

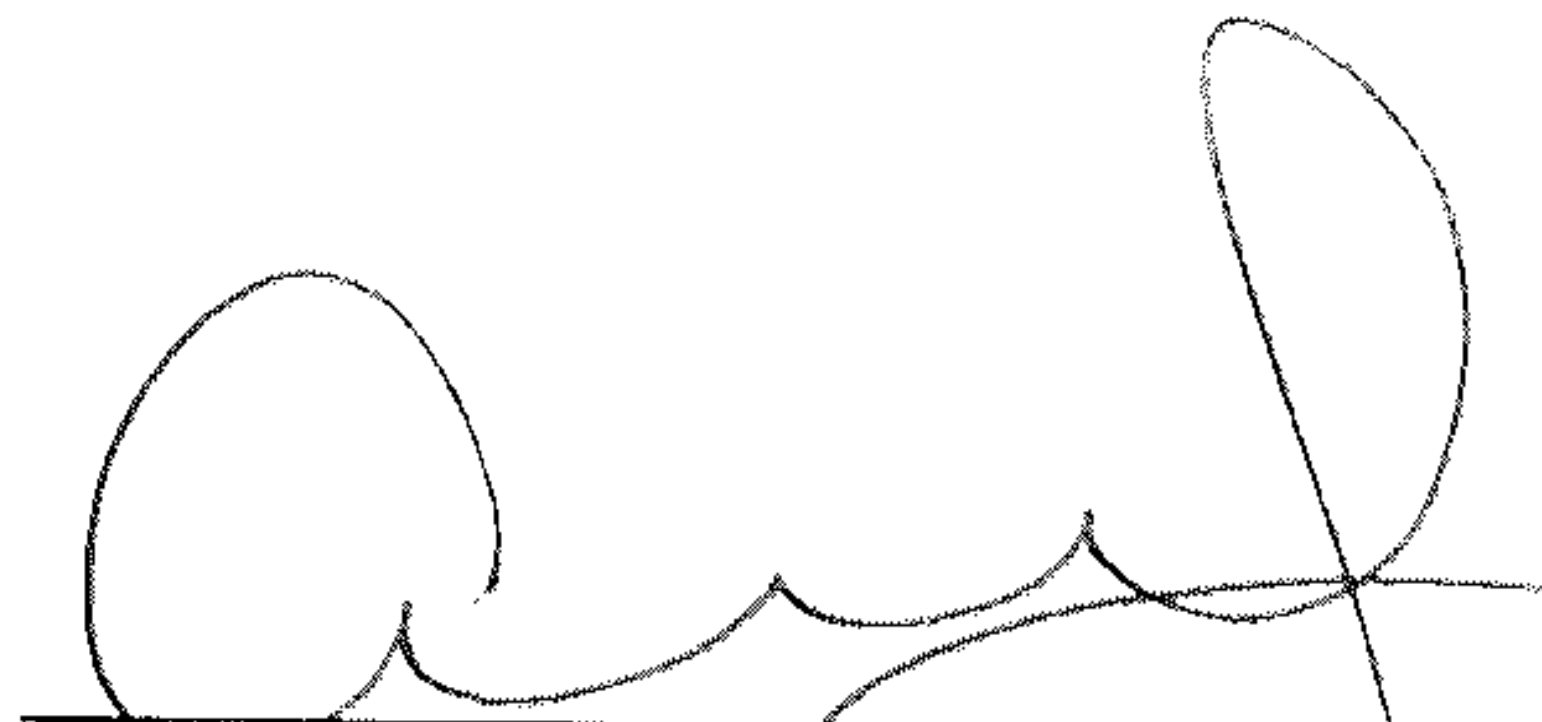
Signed, sealed and delivered in our presence:



1st Witness Signature

Print Name: Maigan Willard

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285



2nd Witness Signature

Print Name: Alicia Loupe

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of FLORIDA

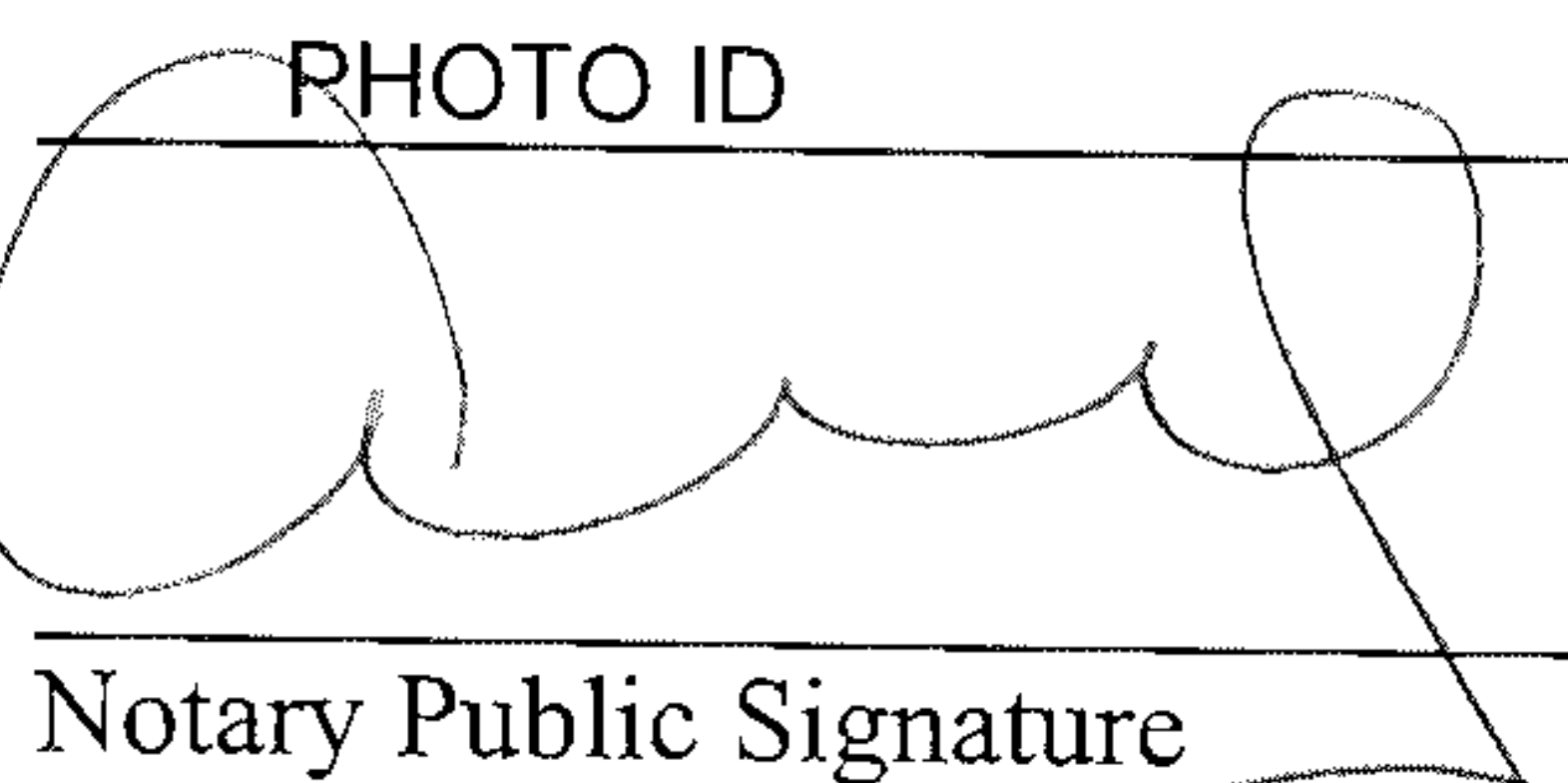
County of SARASOTA

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online
notarization on AUGUST 28, 2026, by **Heidemarie Haider Lewis as his attorney in fact for**

James R. Hendershot and Heidemarie Haider Lewis as her attorney in fact for Monika Gebauer

Hendershot, who (☐) is/are personally known to me or who (☒) produced a valid

PHOTO ID as identification.


Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)

