

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118612 2 PG(S)

8/31/2026 3:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539337

Prepared by and Return to:
Sarah Raczynski
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0443131102
File- MFL-2276126
Consideration Amount \$235,000.00

Doc Stamp-Deed: \$1,645.00

WARRANTY DEED

This Indenture, Made this **August 31, 2026**, between **David M. Diehl and Mary F. Diehl, husband and wife**, whose post office address is: 2720 East River Road Apt 202, Tucson, AZ 85718, hereinafter called the "Grantor", and, **David Michael Christensen, as Trustee of the Trust Agreement of David Michael Christensen U/A/D May 1, 2014 and Linda Mae Christensen, as Trustee of the Trust Agreement of Linda Mae Christensen U/A/D May 1, 2014, as joint tenants with rights of survivorship**, whose post office address is: 3796 Terra Vista Circle, Chaska, MN 55318, hereinafter called the "Grantee".

[Whenever 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Sarasota County, FL, and being further described as follows:

Unit 286, MYRTLE TRACE AT THE PLANTATION, a Condominium according to the Declaration of Condominium recorded in O.R. Book 1651, Pages 608 through 670, inclusive, as amended and as per plat thereof in Condominium Book 21, Page 46, of the Public Records of Sarasota County, Florida.

Property Address: 217 Southampton Drive, Unit 286, Venice, FL 34293

Property is the homestead of the Grantor(s).

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

Anna Iannarelli
Witness #1 Signature

Anna Iannarelli
Witness #1 Print Name

110 S. Church Ave #652
Witness #1 Address

Tucson AZ 85701
Witness #1 City, State, Zip Code

Judy J. Gillies
Witness #2 Signature

Judy J. Gillies
Witness #2 Print Name

1936 W. Anklam Rd.
Witness #2 Address

Tucson AZ 85745
Witness #2 City, State, Zip Code

GRANTOR(S):

David M. Diehl
David M Diehl

Mary F. Diehl
Mary F Diehl

THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26

State of ARIZONA ; County of PIMA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27th day of August, 2026 by: David M. Diehl and Mary F. Diehl, husband and wife who is/are personally known by me or who has/have produced: Drivers License as identification.

Anna Iannarelli
Notary Public

My Commission Expires: Aug. 8, 2027

