

9/1/2026 12:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539670

Doc Stamp-Deed: \$1,799.00

Incident to the issuance of title insurance.

Prepared by and return to:

Stephanie Flint

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750426-06228

Warranty Deed

This Warranty Deed, dated 8-31-2026 by **Kathleen Ann Gill, A Single Woman and Mark Nieman, A Single Man**, hereinafter called the Grantor, to **Candace Sue Gunem, A Single Woman**, who has a mailing address of 238 Tampa Ave W # 221, Venice, FL 34285 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Unit 8-B, of THE VENICE CENTRE, PHASE I, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1044, Pages 429 through 495, inclusive, and according to the plat thereof, recorded in Condominium Book 8, Pages 1, 1A through 1D, inclusive, ALSO an undivided 1/63rd interest in and to the land described in that certain 99-year lease, recorded in Official Records Book 1044, Page 472, all of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0407131029

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Kathleen Ann Gill

Kathleen Ann Gill
After Closing Address:
32212 Willowick Dr
Willowick, OH 44095

Kristal Elise Paramor

Witness: (Signature)

Kristal Elise Paramor

Printed Name

1717 Dugall Ct
Address

Palm Harbor, FL 34684

City, State, Zip

Sabriyah Callis

Witness: (Signature)

Sabriyah Callis

Printed Name

16166 Rustling Woods Rd
Address

Conroe, TX 77302

City, State, Zip

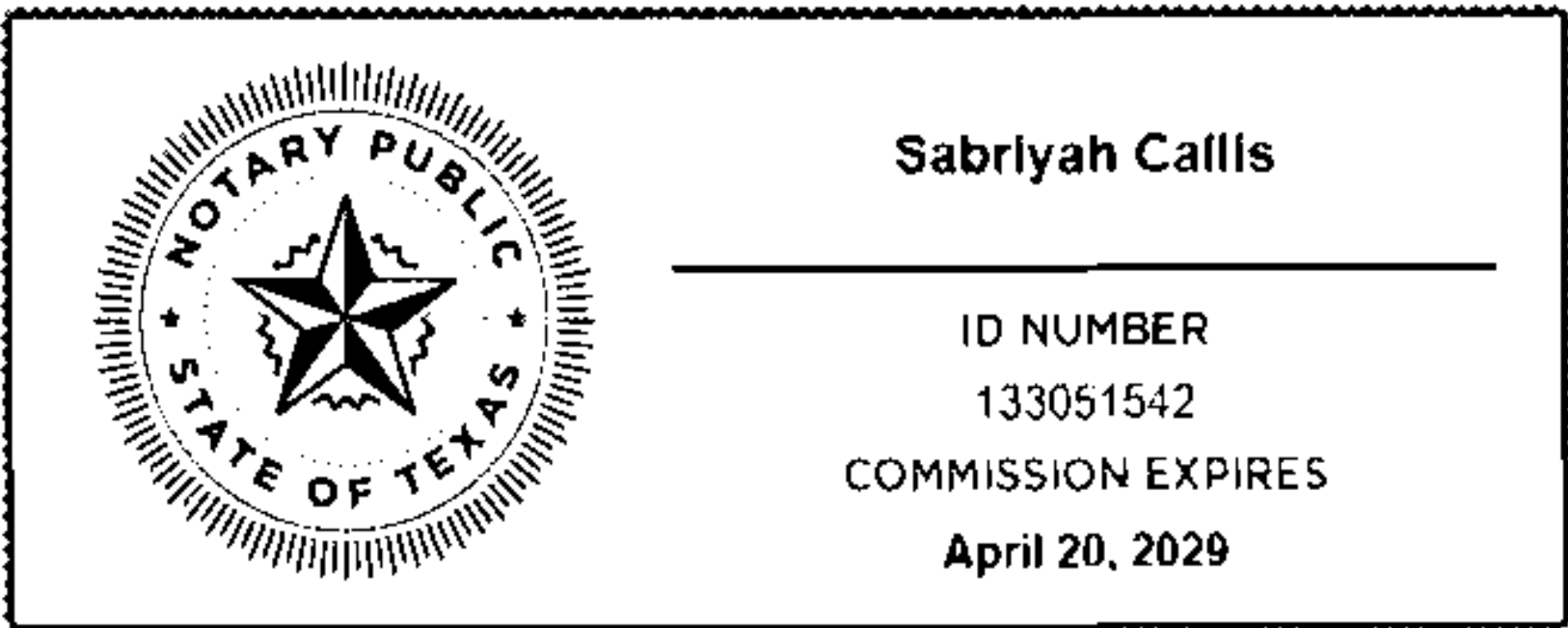
STATE OF: Texas

COUNTY OF: Montgomery

The foregoing instrument was acknowledged on 08/26/2026 by means of () physical presence or
(☒) online notarization by: **Kathleen Ann Gill**
who is () personally known to me; or (X) produced a driver license as identification.

Sabriyah Callis

Notary Public (signature)



Print Name:

Sabriyah Callis

My Commission Expires:

04/20/2029

Electronically signed and notarized online using the Proof platform.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Mark Nieman
Mark Nieman
After Closing Address:
32212 Willowick Dr
Willowick, OH 44095

Kristal Elise Paramor
Witness: (Signature)

Kristal Elise Paramor
Printed Name

1717 Dugall Ct
Address

Palm Harbor, FL 34684
City, State, Zip

Sabriyah Callis
Witness: (Signature)

Sabriyah Callis
Printed Name

16166 Rustling Woods Rd
Address

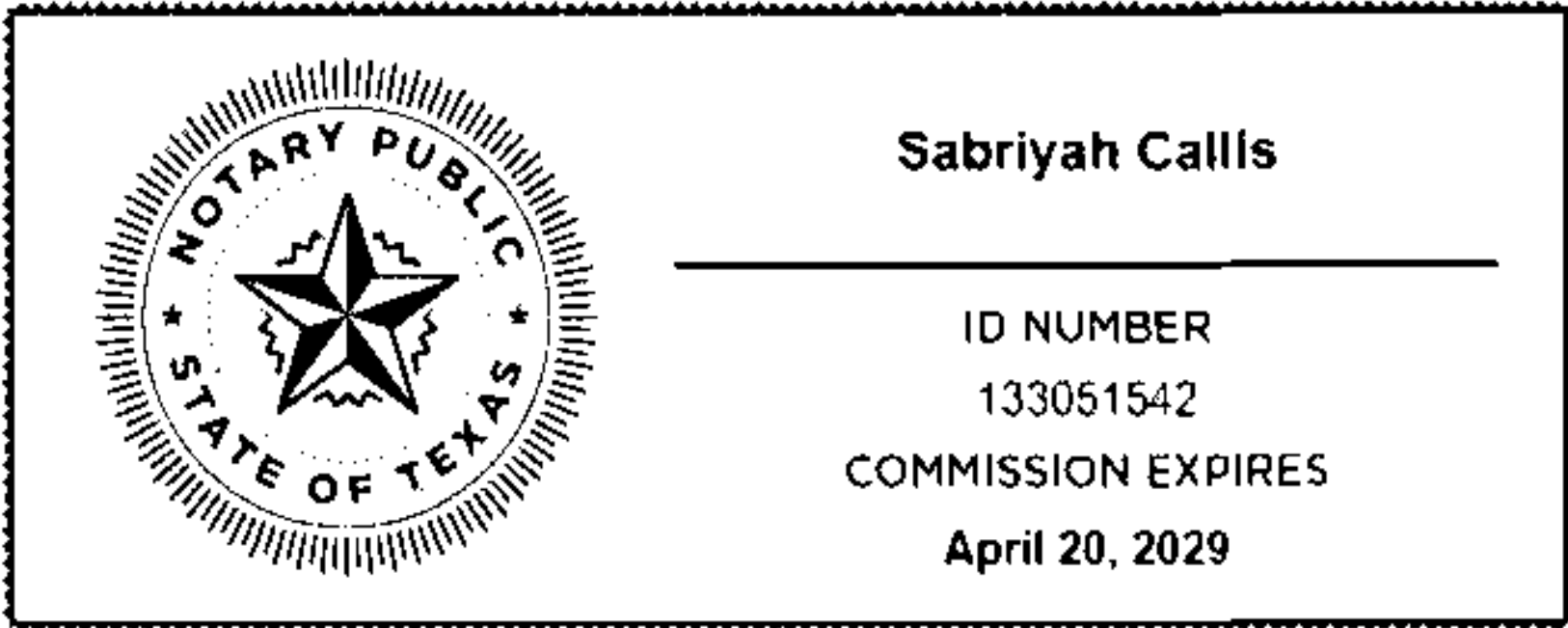
Conroe, TX 77302
City, State, Zip

STATE OF: Texas
COUNTY OF: Montgomery

The foregoing instrument was acknowledged on 08/26/2026 by means of () physical presence or
(☒) online notarization by: **Mark Nieman**
who is () personally known to me; or (X) produced a driver license as identification.

Sabriyah Callis
Notary Public (signature)

Print Name: Sabriyah Callis
My Commission Expires: 04/20/2029



Electronically signed and notarized online using the Proof platform.