



Prepared by and Return to:
Diane G. Balceiro
HomePartners Title Services, LLC
1535 Three Village Road
Weston, FL 33326

9/2/2026 2:23 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3540511

Doc Stamp-Deed: \$1,442.00

Incident to the issuance of a title insurance commitment.

Tax ID: 0166-08-1025
File Number: 2026-HPT-1562
Consideration: \$206,000.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 28th day of August, 2026, between **Charles Edward Wotring, a single man, Individually and as Trustee of Charles Edward Wotring Amended & Restated Trust Agreement dated October 14, 2020**, whose post office address is **509 Albee Road West, Nokomis, FL 34275**, grantor,

and

Steven Michael Reynolds, a single man, whose post office address is **325 Dante Dr., Nokomis, FL 34275**, 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)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 the Sarasota County, Florida, to-wit:

UNIT 325, SORRENTO VILLAS, SECTION 3, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 755, PAGE 160, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

Parcel Identification Number: 0166-08-1025

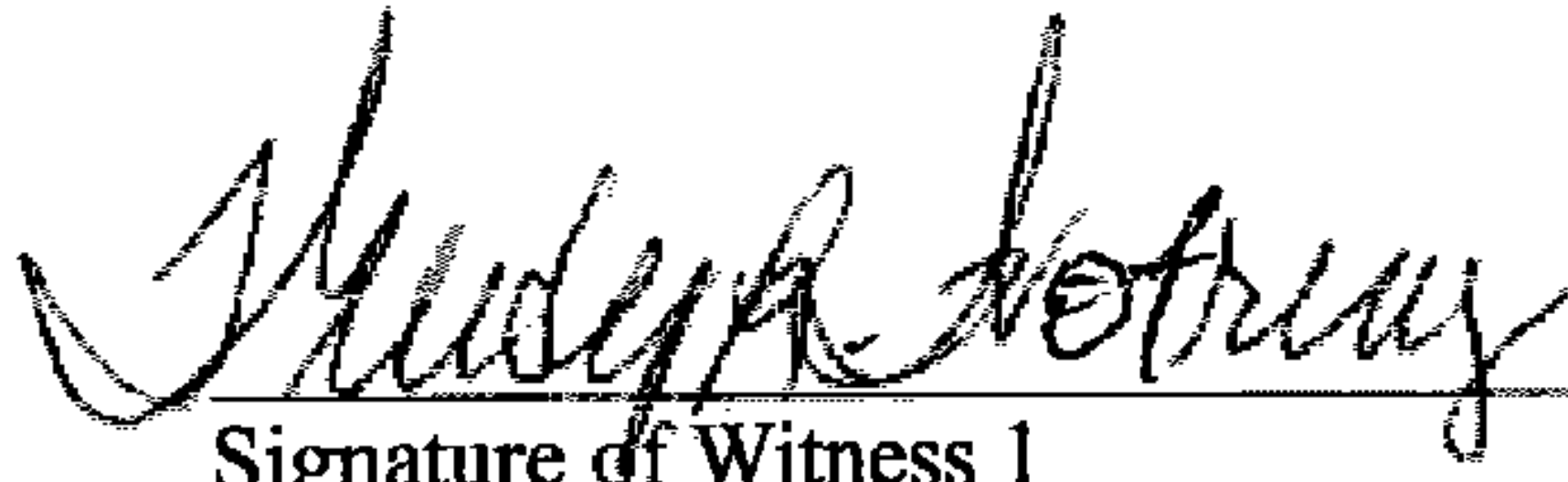
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 whomsoever; and that said land is free of all encumbrances, except taxes for the year **2026** of closing and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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

Signed, sealed and delivered in our presence:



Signature of Witness 1

Wendy L. Wotring

Print Name of Witness 1

Address of Witness 1:

509 Albee Road W.

NOKOMIS, FL 34275

Kalindi Mulder

Signature of Witness 2

Kalindi Mulder

Print Name of Witness 2

Address of Witness 2:

3654 Island Club Dr.

North Port, FL 34288

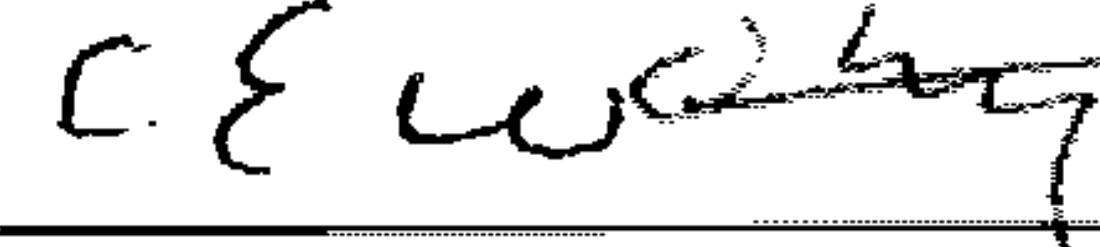
State of Florida

County of Sarasota

The foregoing Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 Aug. 2026, by Charles Edward Wotring, Individually and as Trustee of Charles Edward Wotring Amended & Restated Trust Agreement dated October 14, 2020, who is personally known to me, or who has produced FL DL, as identification.

(SEAL)

Charles Edward Wotring Amended & Restated Trust
Agreement dated October 14, 2020

By: 

Charles Edward Wotring, Individually and as Trustee



Notary Public

My Commission Expires: 1-12-2030

