

9/9/2026 1:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542778

Prepared by and return to:

Lauren Kohl

Gibson Kohl, P.L.

1800 Second Street, Suite 777

Sarasota, Florida 34236

File Number:29581

Doc Stamp-Deed: \$2,135.00

Consideration: \$305,000.00

General Warranty Deed

Made this September 9, 2026 By **Marcia Schaberg, an unmarried woman**, whose post office address is: 5248 Manz Place, Unit #227, Sarasota, Florida 34232, hereinafter called the Grantor, to **Richard C. Pfenninger and Tobi A. Pfenninger, Trustees of the Pfenninger Family 2026 Trust dated July 31, 2026**, whose post office address is: P.O. Box 25, Ashland, New Hampshire 03217, hereinafter called the Grantee:

(Whenever used herein the term "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, 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:

Lot 3, Block 23, VENETIAN FALLS PHASE 1, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 23, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0420070027**

The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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.

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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 31, 2025.

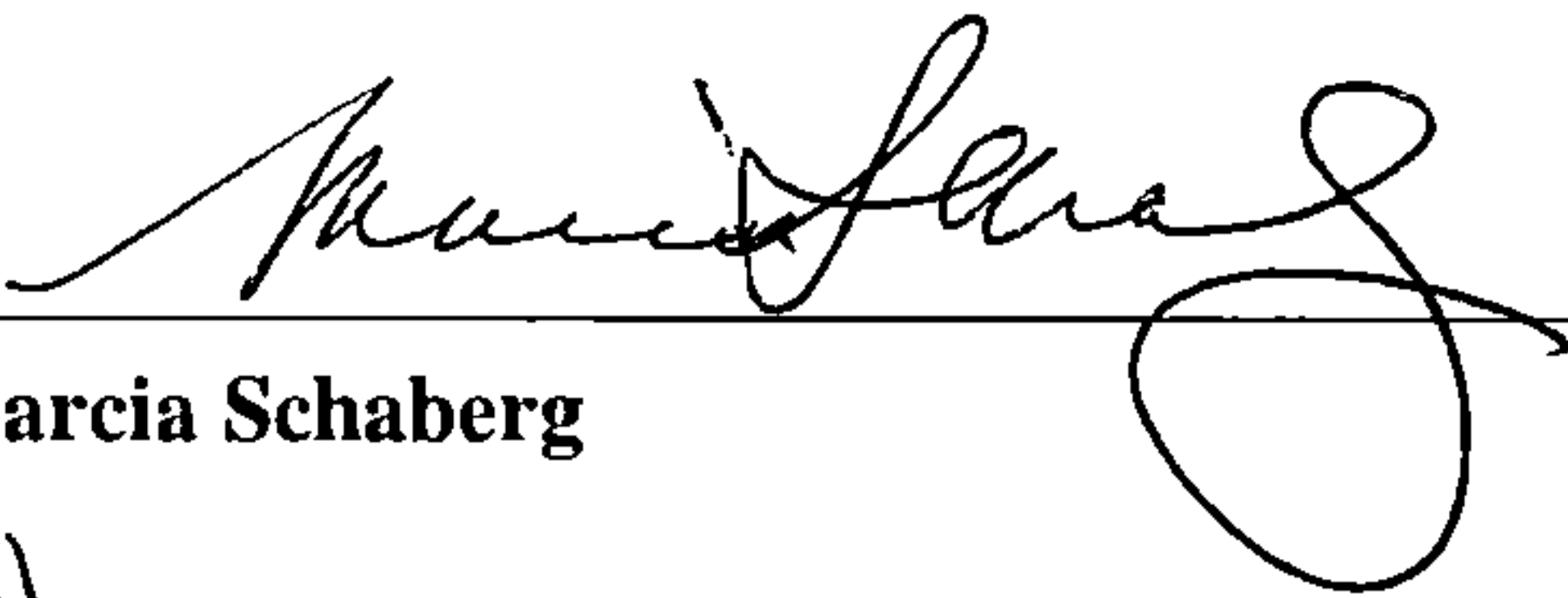
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature. _____

Witness # 1 Printed Name: _____

Post Office Address: _____

 (Seal)
Marcia Schaberg

Witness Signature. _____

Witness # 2 Printed Name: _____

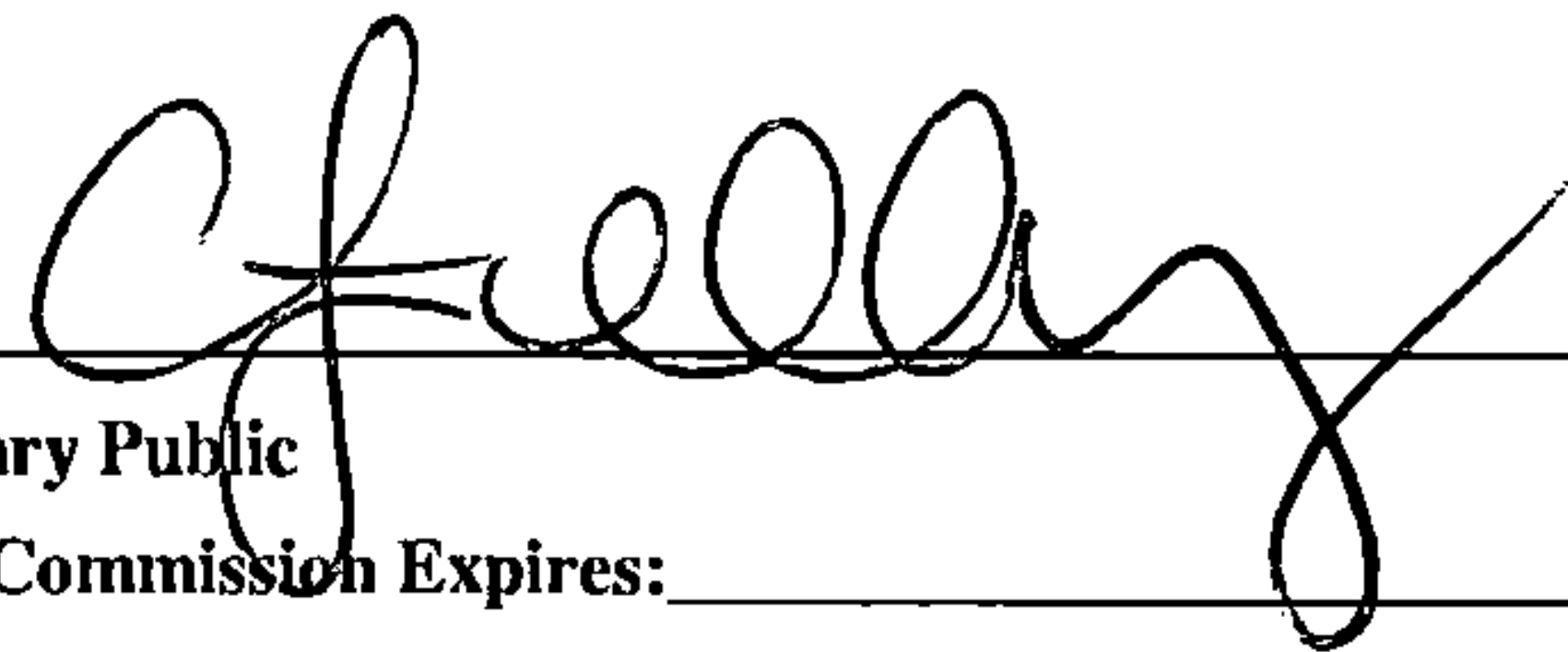
Post Office Address: _____

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this September 8, 2026, by Marcia Schaberg, who is/are personally known to me or who produced DL as identification.

(SEAL)




Notary Public
My Commission Expires: _____