

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123381 2 PG(S)**

Prepared by and return to:

Harry W. Haskins
Haskins Law, LLC
3400 South Tamiami Trail
201
Sarasota, FL 34239

9/10/2026 12:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543319

File No 2026-199

Doc Stamp-Deed: \$4,550.00

Parcel Identification No 0090060008

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 9th day of September, 2026 between Justin Politi and Shannon Politi, husband and wife, whose post office address is 12 Milano Way, Salem, NH 03079, Grantor, to Lawrence Thomas Keenan, Jr. and Allison Frontz, husband and wife, whose post office address is 3935 Country View Lane, Sarasota, FL 34233, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Sarasota, Florida, to-wit:

LOT 18, BLOCK E, COUNTRY PLACE, UNIT NO. 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 25, PAGE 18 AND 18A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

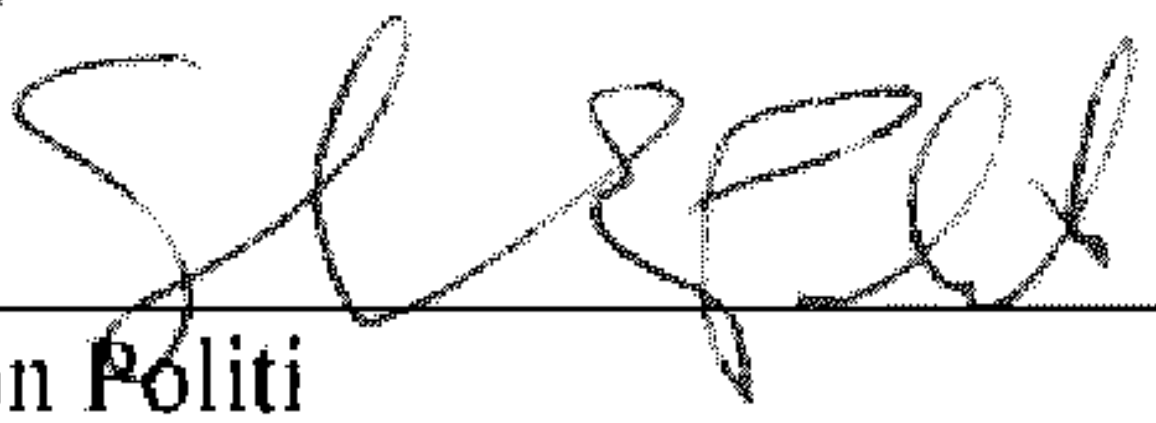
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Justin Politi


Shannon Politi


WITNESS
PRINT NAME: CHERYL LYONS

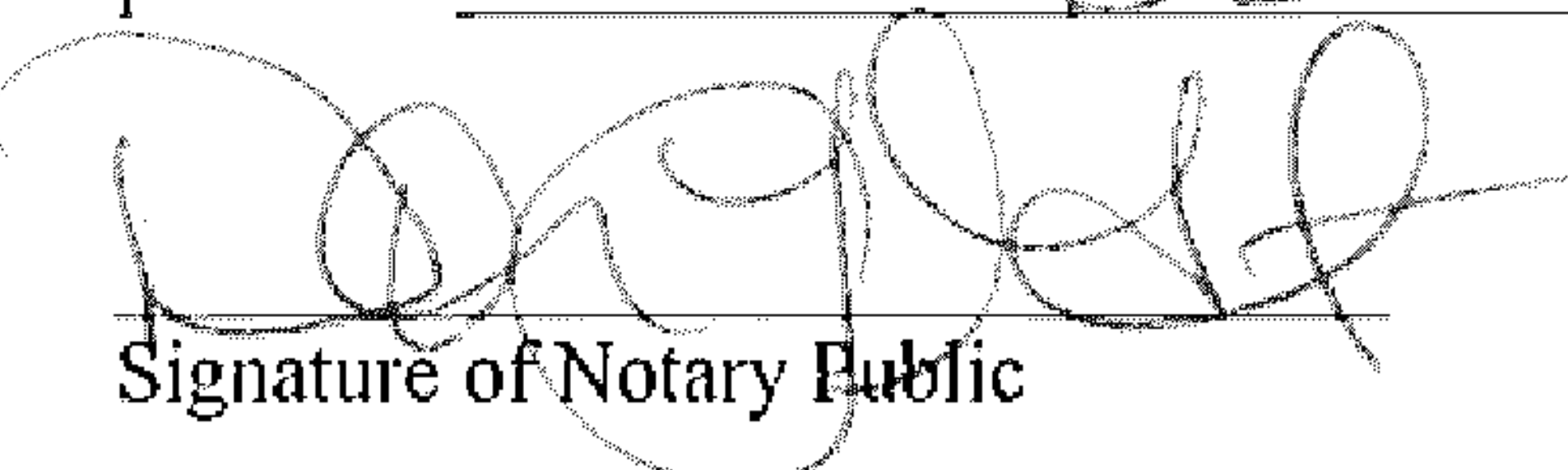

WITNESS
PRINT NAME: Doreen L. Gentz

4750 Oak Hill Dr.
Sarasota, FL 34232
WITNESS 1 ADDRESS

3081 Madagascar Ave.
North Port, FL 34286
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of September, 2026, by Justin Politi and Shannon Politi, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

