

9/10/2026 3:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543579

This instrument prepared by:

Lori A. Wellbaum

WELLBAUM LAW, P.A.

686 N. Indiana Avenue

Englewood, FL 34223

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS INDENTURE, made this 8th day of September, 2026 between ARLENE NOVAK, a single woman, hereinafter called the Grantor, to ARLENE NOVAK, a single woman, whose mailing address is 4946 Laurel Hill Drive, Venice, Florida 34293, hereinafter called the Grantee, as to a life estate interest, without liability for waste, with full power and authority to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any, in fee simple, to the persons named hereinafter as follows: PATRICK T. STALIONIS whose mailing address is 519 148th Court NE, Bradenton, Florida 34212.

WITNESSETH, that said Grantor(s), for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee(s) and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 148, STONECASTLE AT SOUTHWOOD, UNIT II, PHASE 1, according to the Plat thereof, recorded in Plat Book 36, Pages 35,35A and 35B, of the Public Records of Sarasota County, Florida.

SUBJECT TO taxes for the year 2026 and all subsequent years, restrictions, reservations and easements of record.

Tax I.D. Number: 0446100043

THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE EXAMINATION.

AND said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said Grantors have hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered
in our presence:

[Signature]
Witness' Signature

Len A. Wellbaum
Witness' printed name

686 N. Indiana Ave, Englewood, FL 34223
Witness' address

[Signature]
Witness' Signature

Brittany Scales
Witness' printed name

686 N. Indiana Ave, Englewood, FL 34223
Witness' address

[Signature]
ARLENE NOVAK
4946 Laural Hill Drive, Venice, FL 34293
address

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 8th day of September, 2026, by ARLENE NOVAK, a single woman,
who is personally known to me or who has produced Driver's License as
identification.

My Commission Expires:

[Signature]
Signature of Notary Public

Brittany Scales
Printed Name of Notary Public

(SEAL)

