

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026125537 2 PG(S)**

9/15/2026 1:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545204

Doc Stamp-Deed: \$4,410.00

Prepared by and Return to:
Dianne M Ryan
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

File No.: VEN-2026-2144
Parcel ID Number: 0814-01-0350

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 14th day of September, 2026 between **Kylie Stallings and Dustin Stallings, wife and husband**, whose post office address is **9017 Falcon Court, Venice, FL 34293**, of the County of Sarasota, State of Florida, Grantors, to **Julie Boele and Andre J. Boele III, wife and husband, as tenants by the entirety**, whose post office address is **14607 Southwest 142nd Court, Miami, FL 33186**, of the County of Miami-Dade, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 35, Myakka Country, according to the plat thereof, as recorded in Plat Book 28, Page(s) 16, 16A through 16C, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors 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:

Dianne M. Ryan
WITNESS 1 SIGNATURE
PRINT NAME: Dianne M. Ryan

WITNESS 1 ADDRESS:
1212-A E Venice Ave
Venice, FL 34285

Amanda Warren
WITNESS 2 SIGNATURE
PRINT NAME: Amanda Warren

WITNESS 2 ADDRESS:
1212 E Venice Ave
Venice, FL 34285

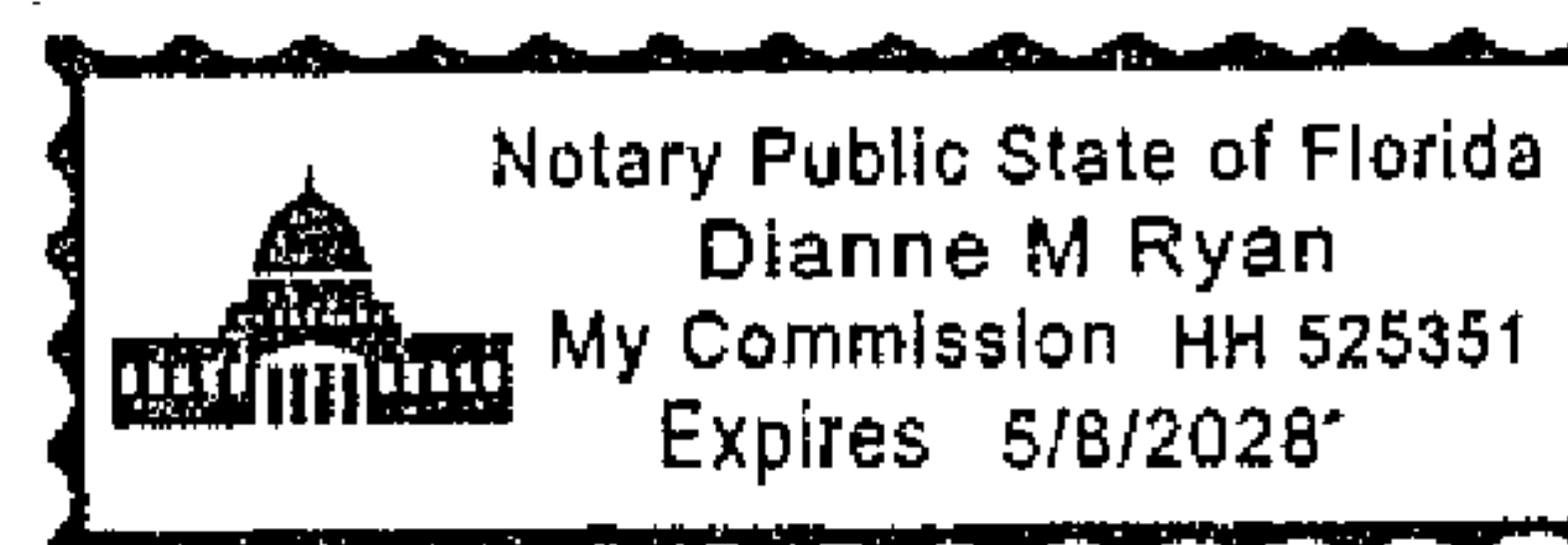
Kylie Stallings
Dustin Stallings

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of September, 2026, by Kylie Stallings and Dustin Stallings, ☐ who is/are personally known to me or ☒ who has/have produced Driver Licenses as identification.

Dianne M. Ryan
Signature of Notary Public

Dianne M. Ryan
Print, Type/Stamp Name of Notary



(NOTARY SEAL)