

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126150 2 PG(S)**

Consideration: \$ 435,888.00

9/16/2026 1:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545766

Doc Stamp-Deed: \$3,051.30

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-152

Parcel Identification No 0083061044

[Space Above This Line For Recording Data]

WARRANTY DEED

This indenture made the **15th day of September, 2026** by and between **GAELLE WIZENBERG, A SINGLE WOMAN**, whose post office address is Unit 103, 1/F Hilder Centre, 2 Sung Ping Street,, Hung Hom, , Hong Kong, (hereinafter “Grantor”), and **VONROTH, LLC, AN OHIO LIMITED LIABILITY COMPANY**, whose post office address is 8022 Eagle Creek Court, Sylvania, OH 43560, (hereinafter “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 County, Florida, to-wit:

UNIT 44, THE LANDINGS TREEHOUSE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1444, PAGES 1 TO 50, INCLUSIVE, AND SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 17, PAGES 3, 3A TO 3E, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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

The property conveyed by this document is not the homestead of the Grantor, the Grantor’s spouse, or any minor children, if applicable, nor is it located next to or adjoining such homestead.

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:

WITNESS 1: Pui Yan Tsang
SIGNATURE: _____
PRINT NAME: Tsang, Pui Yan
WITNESS 1 ADDRESS: _____
flat 2 2/F BLK 15 serentiry Gardens 173 Hang Tau Shueng Shui NT

Gaelle S Wizenberg
Gaelle Wizenberg

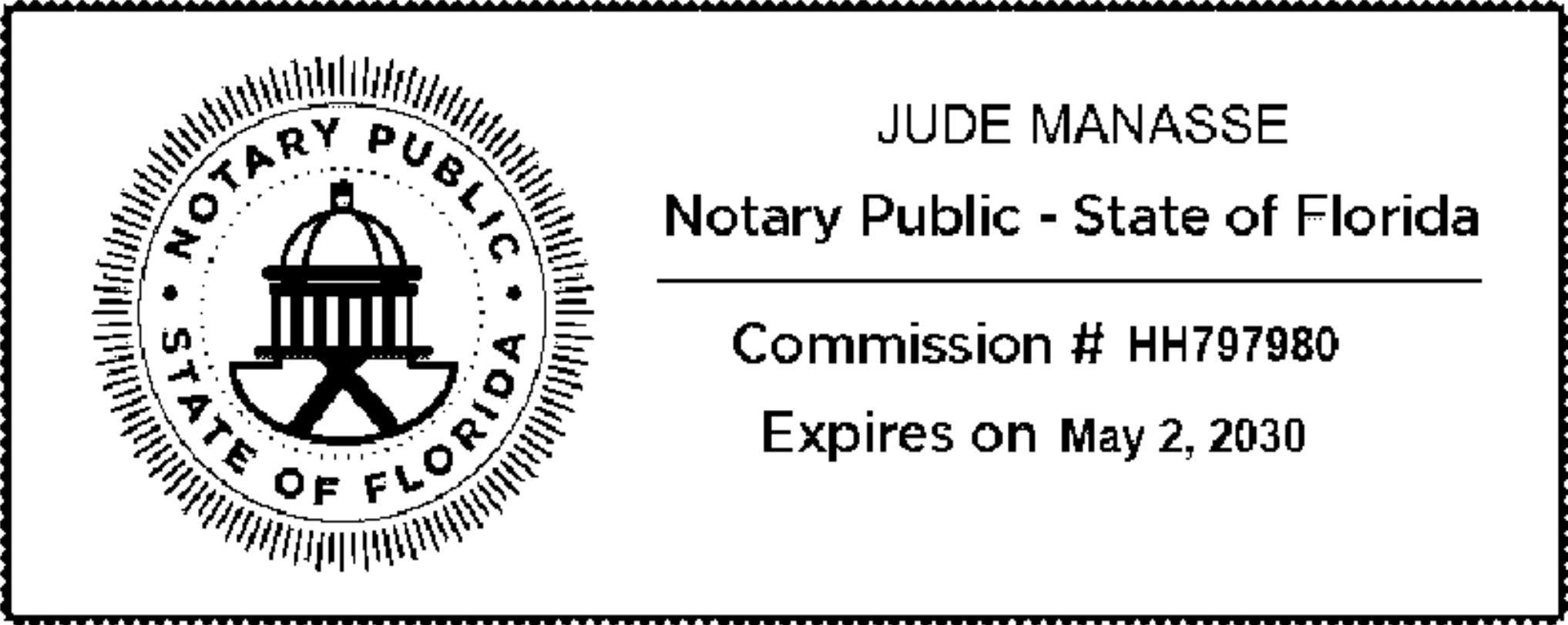
WITNESS 2: Jude Manasse
SIGNATURE: _____
PRINT NAME: Jude Manasse
WITNESS 2 ADDRESS: _____
2633 Troubador ST Orlando FL 32839

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of () physical presence or (x) online notarization, this 4th day of September, 2026, by Gaelle Wizenberg, () who is/are personally known to me or (✓) who has/have produced PASSPORT as identification.

Jude Manasse
Signature of Notary Public
Jude Manasse
Print, Type/Stamp Name of Notary

(Affix Notary Seal)



This foregoing instrument was acknowledged before me by means of online notarization,