

Prepared by and return to:

Jessica Varela

Citrus Closing Group Tampa, LLC.

2202 N. West Shore Boulevard

Suite 200

Tampa, FL 33607

File No 26-3386

Parcel Identification No 2004-11-0025

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126928 2 PG(S)

9/17/2026 3:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546482

Doc Stamp-Deed: \$5,600.00

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 17th day of September, 2026 between **Robert Willie and Jamila Ajanku-Willie, husband and wife**, whose post office address is 2320 Pennyroyal Terrace, Baltimore, MD 21209, of the County of Baltimore, Maryland, Grantor, to **Aleksander Kihnke and Alanna Kihnke, husband and wife**, whose post office address is 4050 Turks Cap Place, Sarasota, FL 34234, of the County of Sarasota, Florida, 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:

The North 94 feet of the West 100 feet of Block 41, Indian Beach, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 96, of the Public Records of Manatee County, Florida, and as per plat thereof, recorded in Plat Book A, Page 33, of the Public Records of Sarasota County, Florida.

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

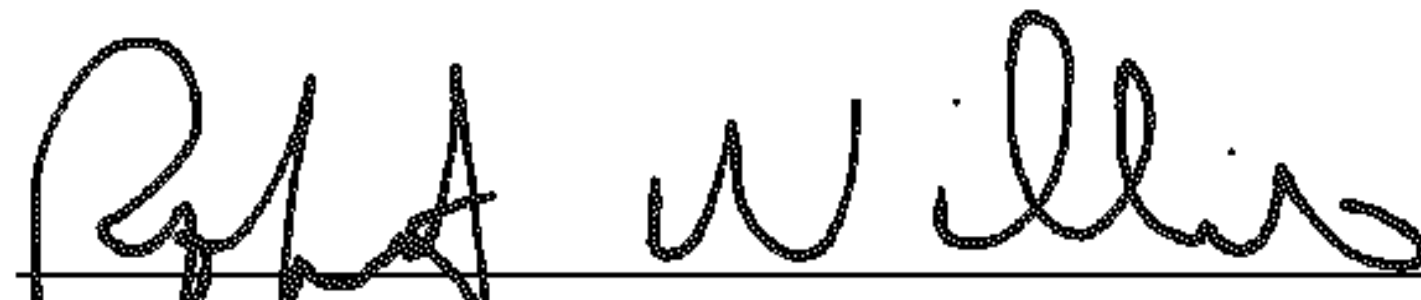
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

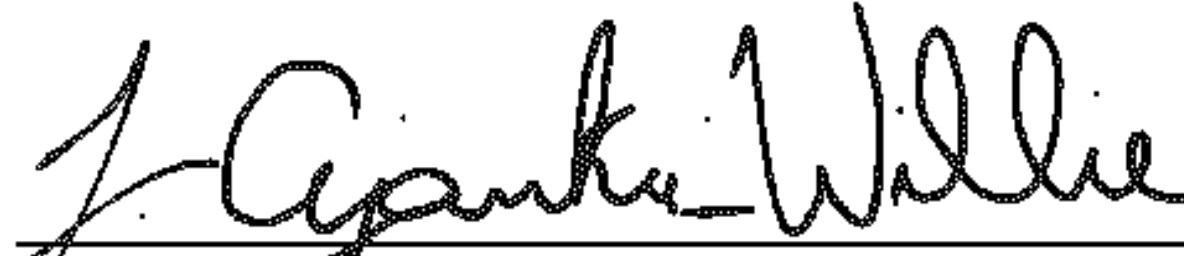
TO HAVE AND TO HOLD the same in fee simple forever.

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:


Robert Willie


Jamila Ajanku-Willie



WITNESS
PRINT NAME Monica Williams-Hatcher

5508 Harbourwatch Way,
Mason, OH, 45040
WITNESS 1 ADDRESS



WITNESS
PRINT NAME: William Wineglass

1835 Remembrance Ave
St. Cloud FL 34769
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 16 day of September, 2026, by Robert Willie and Jamila Ajanku-Willie, () who is/are personally known to me or (X) who has/have produced FL DL as identification.



Signature of Notary Public

William Wineglass

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

