

9/18/2026 2:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546998

Doc Stamp-Deed: \$2,730.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-701
Parcel ID: 0494130044
Consideration: \$390,000.00

Warranty Deed

Know All Men By These Presents that, **Bonnie G. Edelen and Paul V. Edelen, wife and husband**, (henceforth referred to as "Grantor") of **408 Pitkin Hollow, Trumbull, CT 06611**, for consideration paid, grant to **Deborah J. Zaleha and William H. Zaleha, wife and husband**, (henceforth referred to as "Grantee") of **16 Homestead Avenue, Derby, CT 06418**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 5, Block D, PINE LAKE DEVELOPMENT, according to plat thereof as recorded in Plat Book 29, Pages 13, 13A and 13B, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

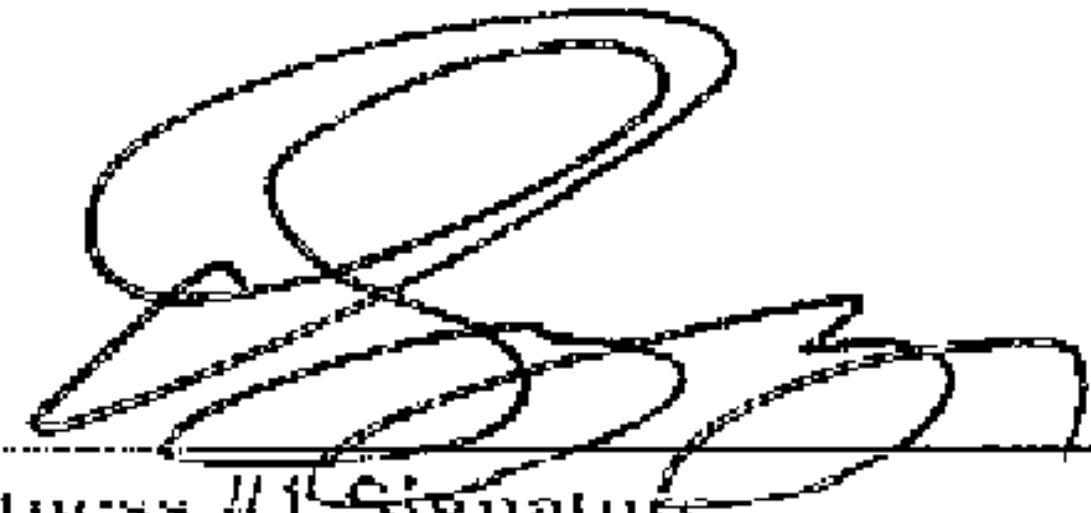
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 18th day of September, 2026

WARRANTY DEED


Witness #1 Signature

Derrick Suggs
Witness #1 Printed Name

P.O. Address: 909 William St #A
Bridgeport CT 06608

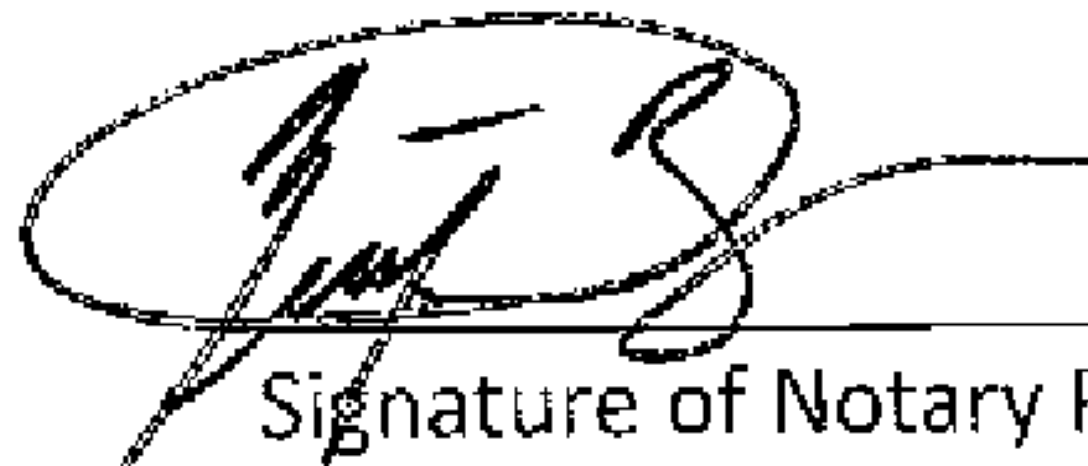

Witness #2 Signature

Zionymarquize Q Bohannon
Witness #2 Printed Name

P.O. Address: 167 Cherry St. #195
Milford, CT 06460

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of September, 2026, by Bonnie G Edelen and Paul V Edelen, ☐ who is/are personally known to me or ☒ who has/have produced Drivers license as identification.


Signature of Notary Public

Zionymarquize Q Bohannon
Print, Type/Stamp Name of Notary

