

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026128430 2 PG(S)

9/22/2026 2:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547772



Doc Stamp-Deed: \$875.00

Prepared by and Return to:
Jennifer Moore, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 268905-91

WARRANTY DEED

This indenture made on **September 22, 2026** by **Paul Ruhl and Laurie Ruhl, husband and wife**, whose address is: 89 Harbor Drive Unit 210, Standford, CT 06902 hereinafter called the "grantor", to **Judith Ann Nardone, a married woman**, whose address is: 611 White Pine Tree Road, Venice, FL 34285, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, **Florida**, to-wit:

Apartment No. 309, SANDPIPER APARTMENTS, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1014, Page 1484 through 1569, and as per plat thereof recorded in Condominium Book 6, Page(s) 53 through 53I, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0406162047**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Paul Ruhl
Paul Ruhl

Laurie Ruhl
Laurie Ruhl

Signed, sealed and delivered in our presence:

Jennifer Moore
1st Witness Signature

Print Name: Jennifer Moore

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

Vickie Kozel
2nd Witness Signature

Print Name: Vickie Kozel

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online
notarization on August 14, 2026, by **Paul Ruhl and Laurie Ruhl**, who () is/are personally
known to me or who (X) produced a valid Prob ID as identification.

Jennifer Moore
Notary Public Signature
Printed Name: J. Moore
My Commission Expires: 6/17/29

(NOTARY SEAL)

