

9/22/2026 2:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547864

Doc Stamp-Deed: \$140.00

Prepared By and Return To:
Matthew J. Thompson Esq.
Kauffman Thompson, PLLC
1990 Main Street, Suite 725
Sarasota, FL 34236
(941) 479-3006
File No: 5362.00011

Warranty Deed

This Warranty Deed is made effective as of the 22nd day of September, 2026 by **AUM FLORIDA REAL ESTATE LLC, A FLORIDA LIMITED LIABILITY COMPANY** (“*Grantor*”), whose post office address is: 8470 Enterprise Circle, Lakewood Ranch, FL 34202, to **WANDA EDWARDS AND ERIC WEILENMAN, WIFE AND HUSBAND** (“*Grantee*”), whose post office address is: 2413 Deerfield Street, North Port, FL 34286.

Witnesseth, that the Grantor, for and in consideration of the sum of **\$20,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

Lot 10, Block 1146, Twenty-Fifth Addition to Port Charlotte Subdivision, as per plat thereof recorded in Plat Book 15, Page 2, of the Public Records of Sarasota County, Florida.

The Property Appraiser’s Parcel Identification Number of the Property described above is **0960-11-4610**

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.

Grantor confirms and warrants that the Property is not Grantor’s homestead nor that of Grantor’s immediate family nor is it contiguous thereto.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the title against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

AUM FLORIDA REAL ESTATE LLC, a Florida limited liability company

By: [Signature]
GEOFF SCALERA, Manager

WITNESS [Signature]
PRINT NAME: **Maria Rasmussen**

WITNESS [Signature]
PRINT NAME: **Matthew Thompson**

1990 Main St., Ste.725
Sarasota, FL 34236

WITNESS 1 ADDRESS
1990 Main St., Ste.725
Sarasota, FL 34236

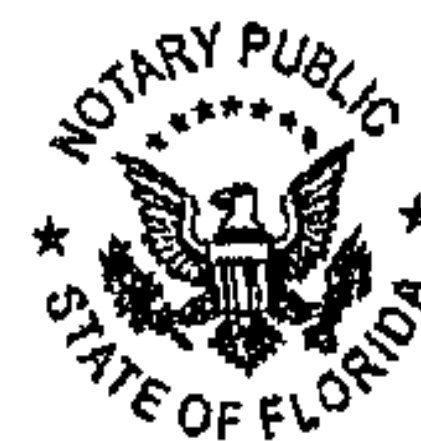
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of September, 2026, by GEOFF SCALERA, Manager of AUM FLORIDA REAL ESTATE LLC, a Florida limited liability company, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



MARIA RASMUSSEN
Commission # HH 693711
Expires September 2, 2027