

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129721 2 PG(S)**

9/24/2026 1:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548889

Doc Stamp-Deed: \$5,005.00

Prepared by and Return To:

Johnathan Thompson
Fidelity National Title of Florida, Inc.
3401 4th Street N
Saint Petersburg, FL 33704

Order No.: FTPA26-162577

APN/Parcel ID(s): 0093050029

WARRANTY DEED

THIS WARRANTY DEED dated September 22, 2026, by Sven Marcus Carlberg, a married person joined by his spouse Lindsay Ann Carlberg, hereinafter called the grantor, to Ian W. Henderson, a single person and Jarrod G. Ketzler, a single person, as joint tenants with rights of survivorship, whose post office address is 5321 Silver Leaf Ln, Sarasota, FL 34233, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 3, Silver Leaf, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 24 and 24A, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:


Witness Signature

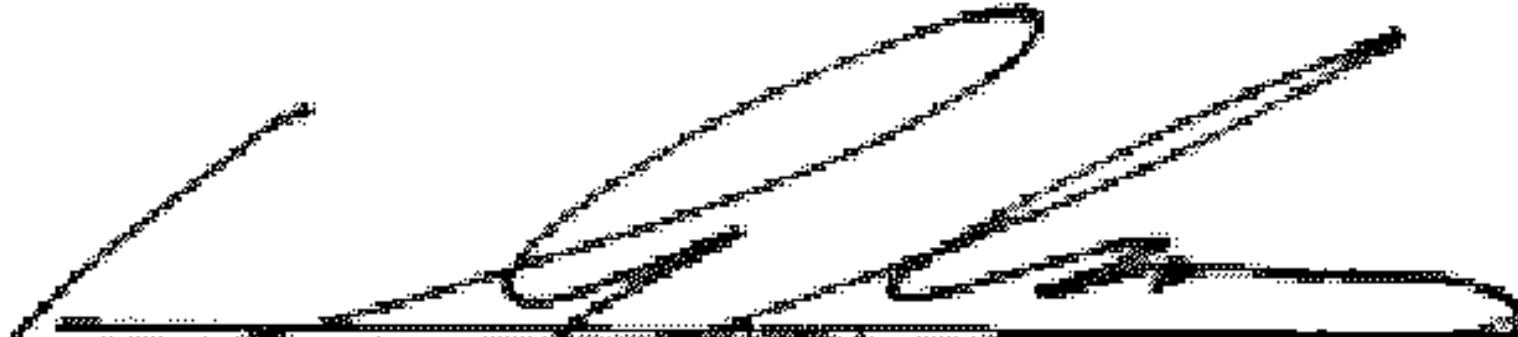
Carrie Stuckey
Print Name

Address: 5350 Desoto Rd
Sarasota FL 34235


Witness Signature

SHANE IZZO
Print Name

Address: 5300 SILVER LEAF LN.
SARASOTA, FL. 34233


Sven Marcus Carlberg


Lindsay Ann Carlberg
Address: 5696 Eastwind Dr
Sarasota, FL 34233

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of September, 2026 by Sven Marcus Carlberg and Lindsay Ann Carlberg, who has produced FLDL as identification and who executed the foregoing instrument and they acknowledged that they executed the same.


Name: Carrie Stuckey
Notary Public in and for the State of Florida
My Commission Expires: 4-1-2029

