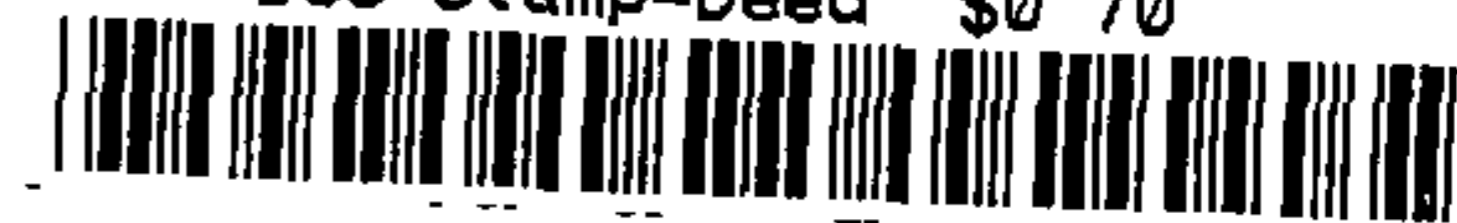


RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026039055 2 PG(S)  
March 26, 2026 11 37 43 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed \$0 70



Prepared by:  
Rick A. Monk  
24 Hanover Dr.  
Frankenmuth, Michigan 48734  
989 239-6160

) Return to:  
Rick A Monk  
24 Hanover Dr  
Frankenmuth, Michigan 48734

**Statutory Warranty Deed**  
Under § 689.02, Fla. Stat. (2013)

This indenture, made this *26* day of *MARCH* A.D. *2026*, between the grantor,

Rick A Monk and Aurora D. Clifford, as Joint tenants with Rights of Survivorship, whos post office address is 24 Hanvoer Dr., Frankenmuth, Michigan 48734

and the grantee,

Rick A. Monk, a single man, whos post office address is 24 Hanover Dr., Frankenmuth, Michigan 48734

(Wherever used herein, the terms "Grantor" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten Dollars (\$10.00)

to her or him in hand paid by the said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, her or his heirs and assigns forever, the following described land situate in Sarasota County, Florida, to wit:  
Unit 409 of THE PRESIDENTIAL, a Condominium, according to the Declaration of Condominium thereof recorded in the official Records Book 1025, Page 2094 and as per plat thereto recorded in Condominium Book 7, Page 15,15A, and 15B, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Property Appraiser's Parcel Identification No.:

Street address: 845 Benjamin Franklin Dr., Unit 409, Sarasota, Florida 34236

Source of title: Same as Recorded in official records. Instrument #2017061714 2PG(S) May 17, 2017, in Sarasota County, Florida.

The lands being conveyed are subject to: Rules of THE PRESIDENTIAL, a Condominium.

And the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor warrants that at the time of this conveyance, the subject property  is /  is not the grantor's homestead property within the meaning set forth in the Constitution of the State of Florida.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents on the day and year first above written.

Signed, sealed, and delivered in the presence of:

[Signature]  
Witness #1 signature  
Brennan Troyer  
Printed name  
15 Paradise Plz  
Sarasota, FL 34239  
Post office address

[Signature]  
Signature of grantor  
RICK A. MONK  
Printed name  
24 HANOVER DR  
FRANKENMUTH, MI 48734  
Post office address

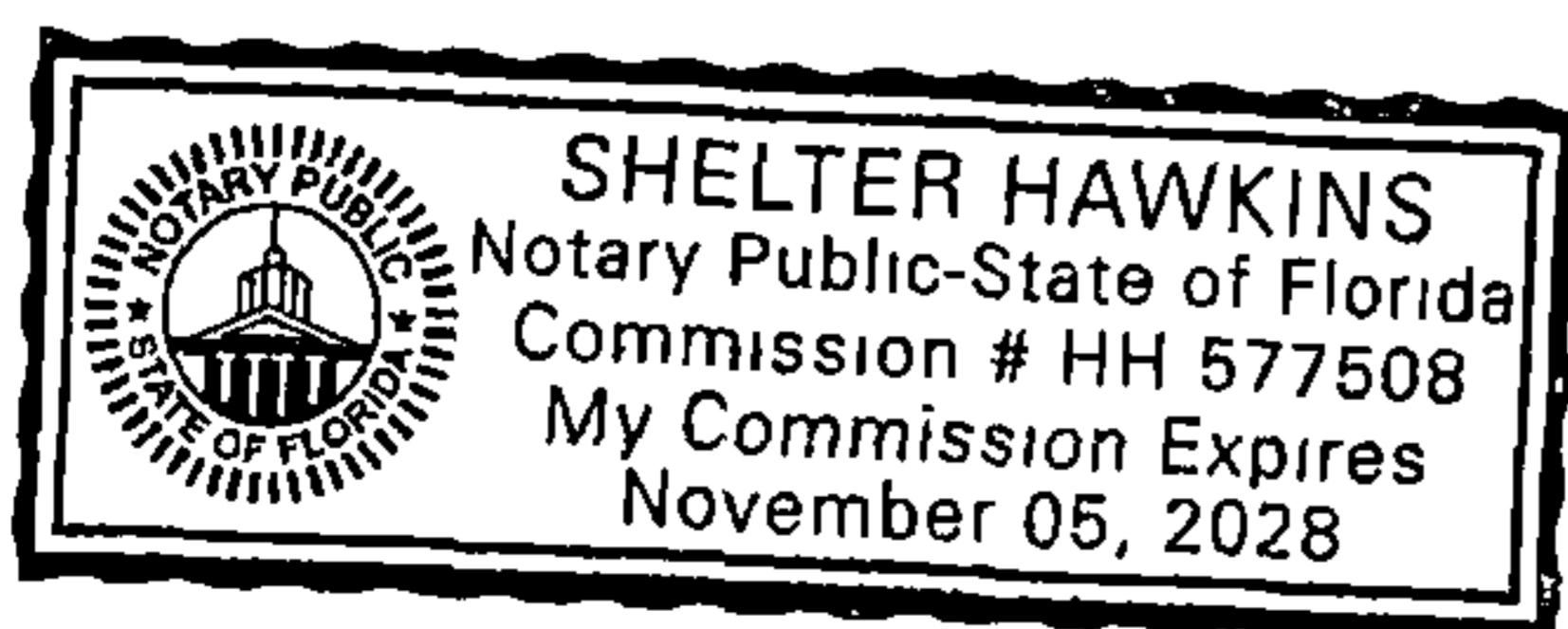
[Signature]  
Witness #2 signature  
Shelter Hawkins  
Printed name  
15 Paradise Plz  
Sarasota, FL 34239  
Post office address

[Signature]  
Signature of co-grantor (if any)  
AURORA D. CLIFFORD  
Printed name  
24 HANOVER DR  
FRANKENMUTH, MI 48734  
Post office address

**Certificate of Acknowledgment of Notary Public**

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26<sup>th</sup> day of March, 2026 by Rick A Monk and Aurora D. Clifford, who  is personally known to me or  produced a MI DL and MI DL as identification, regarding the attached instrument described as Statutory Warranty Deed and to whose signature this notarization applies.



[Signature]  
notary public signature  
Shelter Hawkins  
notary public printed name