

3/26/2026 1:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3471816

Doc Stamp-Deed: \$5,425.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-239
Parcel ID: 0106036031
Consideration: \$775,000.00

Warranty Deed

Know All Men By These Presents that, **Alan L. Wertheimer and Judith E. Wertheimer, husband and wife**, (henceforth referred to as "Grantor") of **40 West 3rd Avenue, Unit 603, San Mateo, CA 94402**, for consideration paid, grant to **Michael Gerhard and Dina Gerhard, husband and wife**, (henceforth referred to as "Grantee") of **236 Winged Foot Drive, Blue Bell, PA 19422**, 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:

Unit 601, Building A, of Peppertree Bay Condominium, Unit 2, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1012, page 324, and Condominium Plat Book 6, pages 45, 45A through 45C, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

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 26th day of March, 2026

WARRANTY DEED

[Signature]
Witness #1 Signature
Reid McCullough
Witness #1 Printed Name

Alan L. Wertheimer
Alan L. Wertheimer
Judith E. Wertheimer
Judith E. Wertheimer

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

[Signature]
Witness #2 Signature
Faith Burton
Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of March, 2026, by Alan L Wertheimer and Judith E Wertheimer, who is/are personally known to me or who has/have produced valid DL as identification.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

