

3/27/2026 9:36 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472273



**SUNBELT**  
TITLE AGENCY

Doc Stamp-Deed: \$2,065.00

Prepared by and Return to:

Stephanie Flint  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750426-01592

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### **This Warranty Deed**

Made this 26 day of March, 2026 by Charles R. MacDonald and Carolyn A. MacDonald, Husband And Wife, hereinafter called the Grantor, to Leo J. Schuch and Mary A. Schuch, Husband And Wife, whose post office address is: 2639 Parkview Dr, White Bear Lake, MN 55110, hereinafter called the Grantee:

(Whenever used herein the term "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 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 that certain land situated in Sarasota County, Florida, viz:

**Lot 249, OAK FOREST PHASE 2, according to the Plat thereof recorded in Plat Book 44, Pages 28, 28A through 28G, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0494150095**

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Terri T Seever  
Witness: (Signature)

Printed Name Terri T Seever

2340 Hemlock Lane  
Address

Petoskey, MI 49770  
City, State, Zip

Wilma F. Miller  
Witness: (Signature)

Printed Name Wilma F Miller

3028 W Burt Lake Rd  
Address

Brutus, MI 49716  
City, State, Zip

State of Michigan  
County of Cheboygan

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of March, 2026, by Charles R. MacDonald, and Carolyn A. MacDonald,, who:  is personally known to me or  produced Driver License as identification.

Terri T Seever  
NOTARY PUBLIC (signature)  
Print Name: Terri T Seever  
My Commission Expires: 09-28-2030  
Stamp/Seal:

Terri T Seever  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Emmet  
My Commission Expires 9/28/2030  
Acting in the County of Cheboygan

Charles R. MacDonald

Charles R. MacDonald  
3020 W Burt Lake Rd  
Brutus, MI 49716

Carolyn A MacDonald

Carolyn A. MacDonald  
3020 W Burt Lake Rd  
Brutus, MI 49716