

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040696 2 PG(S)

3/30/2026 12:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473133

CONSIDERATION: \$842,500.00

DOC TAX: \$5,897.50

RECORD: \$18.50

PARCEL ID NO.: 2027-15-0075

Doc Stamp-Deed: \$5,897.50

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Amy Concilio, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 27th day of March 2026, by and between **BONNIE STRICKLAND, a single woman**, hereinafter referred to as Grantor, whose post office address is 200 Brightwaters Boulevard Northeast, St. Petersburg, FL 33704, and **JONI L. KAHN**, hereinafter referred to as Grantee, whose post office address is 1814 Stoners Mill Drive, Huntertown, IN 46748.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 35, OSPREY AVENUE SUBDIVISION, being a Subdivision of Lots 10 and 12, Block G, Plat of Sarasota, according to the map or plat thereof as recorded in Plat Book 1, Page 272, Public Records of Manatee County, Florida, and Plat Book A, Page 65, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of his family resides on the above property or any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Peter R. Wallace
Witness Name: Peter R. Wallace

Bonnie Strickland
BONNIE STRICKLAND

Witness Address: 259 Third Street North
St. Petersburg Florida 33701

Stacy J. Whitworth
Witness Name: Stacy J. Whitworth

Witness Address: 259 3rd St. N.
St. Petersburg, FL 33701

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26th day of March 2026 by BONNIE STRICKLAND, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.



Stacy J. Whitworth
Signature of Notary Public

Stacey J. Whitworth
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on July 2, 2028