

Prepared By and Return To:  
Michael T. Hankin, Esq.  
Hankin & Hankin  
100 Wallace Avenue, Suite 100  
Sarasota, Florida 34237  
Parcel ID No. 0060-03-0033  
Sales Price: \$450,000.00  
File No.: 14838-L

WARRANTY DEED

THIS WARRANTY DEED is made this 31 day of March, 2026 by Barbara Sue Schrock, whose mailing address is 6735 E US Highway 50, Montgomery, IN 47558 (hereinafter referred to as the "Grantor") to LeAnna Fern Lehman, a single person, whose mailing address is 12255 State Road 13, Goshen, IN 46528 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 00/100 Dollars (\$10.00), and other valuable considerations, the 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, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

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) or any member of the household of GRANTOR(S) reside thereon.

AND THE Grantor hereby covenants with the Grantee that except as above noted, 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, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

Michelle Spitz  
Witness Name: Michelle Spitz  
Witness Address: \_\_\_\_\_

Barbara Sue Schrock  
Barbara Sue Schrock

100 Wallace Avenue, Suite 100  
Sarasota, FL 34237

Lisa Darley  
Witness Name: Lisa Darley  
Witness Address: \_\_\_\_\_

100 Wallace Avenue, Suite 100  
Sarasota, FL 34237

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me [ X ] physical presence or [ ] online notarization, this 30 day of March, 2026, by Barbara Sue Schrock, who [ ] is personally known to me or [ X ] has produced her Florida driver's license as identification.

Lisa Darley  
Notary Signature  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC  
STATE OF FLORIDA  
LISA DARLEY  
Commission # HH 288020  
Expires September 13, 2026

EXHIBIT "A"  
LEGAL DESCRIPTION

Northerly 45 feet of Lot 41 and all of Lot 42, Block E, Orange Grove Park, according to the Plat thereof as recorded in Plat Book 7, Page 1, of The Public Records of Sarasota County, Florida.