

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042824 2 PG(S)**

4/1/2026 3:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474869

Consideration: \$491,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cheri Kuenn, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47371-001

Doc Stamp-Deed: \$3,437.00

Property Appraiser's Parcel ID No.: 0357010873

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of April, 2026, by and between **LLOYD STEVEN STRUVER AND SHARON M. STRUVER, HUSBAND AND WIFE**, whose address is **14365 Eagle Branch Drive Nokomis, FL 34275** (hereinafter "GRANTOR"), and **SUSAN ANN DRISCOLL, A SINGLE WOMAN** whose address is **1439 Forest Ave., Brick Township, NJ 08724** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 873, TALON PRESERVE, PHASE 4, AS RECORDED IN PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 185 THROUGH 198, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Cheri Kuehn
P.O. Address 525 1st Ave. N.
St. Petersburg, FL 33701

(2) [Signature]
Printed Name Keri Sell
P.O. Address 525 1st Ave. N.
St. Petersburg, FL 33701

GRANTOR:
[Signature]
Lloyd Steven Struver
[Signature]
Sharon M. Struver

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of March, 2026, by Lloyd Steven Struver and Sharon M Struver, who is/are personally known to me or who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Keri Sell
Print, Type/Stamp Name of Notary

