

Prepared by and return to:  
Lisa Schweit  
Alliance Group Title, LLC  
2000 Webber Street  
Sarasota, Florida 34239  
File Number: 26-142

4/6/2026 10:47 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3475865

**General Warranty Deed** Stamp-Deed: \$2,534.00

**This Indenture**, made this April 3, 2026 A.D. By **James Horstkamp, Jr., John R. Horstkamp, William Horstkamp, and Steven Horstkamp** whose post office address is: 10165 Crystal isles Circle, Sarasota, Florida 34241, hereinafter called the grantor, to **John Gardon and Joanna Kaiser, husband and wife**, whose post office address is: 2136 Cork Oak St., Sarasota, FL 34232, 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 1660, Colonial Oaks, Unit 23, as per plat thereof recorded in Plat Book 32, Pages 13 through 13D, of the Public Records of Sarasota County, Florida

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 members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0064040004**

Subject to reservations, restrictions, and easements of record.

**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.

**SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)**

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:

Witness Signature [Signature]  
Print Witness Name: LISA Schweit

Print Witness Address: 2000 Webber St  
City and zip code: Sarasota FL 34239

Witness Signature [Signature]  
Print Witness Name: Dario P. Clapp

Print Witness Address: 2000 Urban St  
City and zip code: SARASOTA FL 34239

[Signature]  
James Horstkamp, Jr.

[Signature]  
John R. Horstkamp

[Signature]  
William Horstkamp

[Signature]  
Steven Horstkamp

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 3rd day of April, 2026, by James Horstkamp, Jr., John R. Horstkamp, William Horstkamp and Steven Horstkamp, who are personally known to me or who has produced FL & MD DL as identification.

MD  
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[SEAL]

[Signature]  
Notary Public  
Print Name: LISA Schweit

My Commission Expires: Aug 2028

