

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7322-8161
Purchase Price: \$440,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044957 2 PG(S)

4/6/2026 5:01 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3476604

Doc Stamp-Deed: \$3,080.00

GENERAL WARRANTY DEED

Made this April 3, 2026 A.D. By **A House 4 Rent, LLC**, a **Nebraska limited liability company**, whose post office address is: 15819 Burdette Street, Omaha, Nebraska 68116, hereinafter called the Grantor, to **Justin T. Lemonds and Amy E. Lemonds**, whose post office address is: 93 Nashua Drive, Clarksville, IN 47129, 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 7, Block 45, Unit No. 8, Gulf Gate Subdivision, according to the plat thereof recorded in Plat Book 17, Page 50 of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2026 and all subsequent years.

Parcel ID Number: **0111020031**

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.

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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:

Jaylin Barron
Witness Signature

Jaylin Barron
Witness Printed Name

1613 Fruitville Rd
Sarasota, FL 34236
Witness Address

A House 4 Rent, LLC, a Nebraska limited liability company

By: Edward R. Wetherbee
Edward R. Wetherbee, as Manager

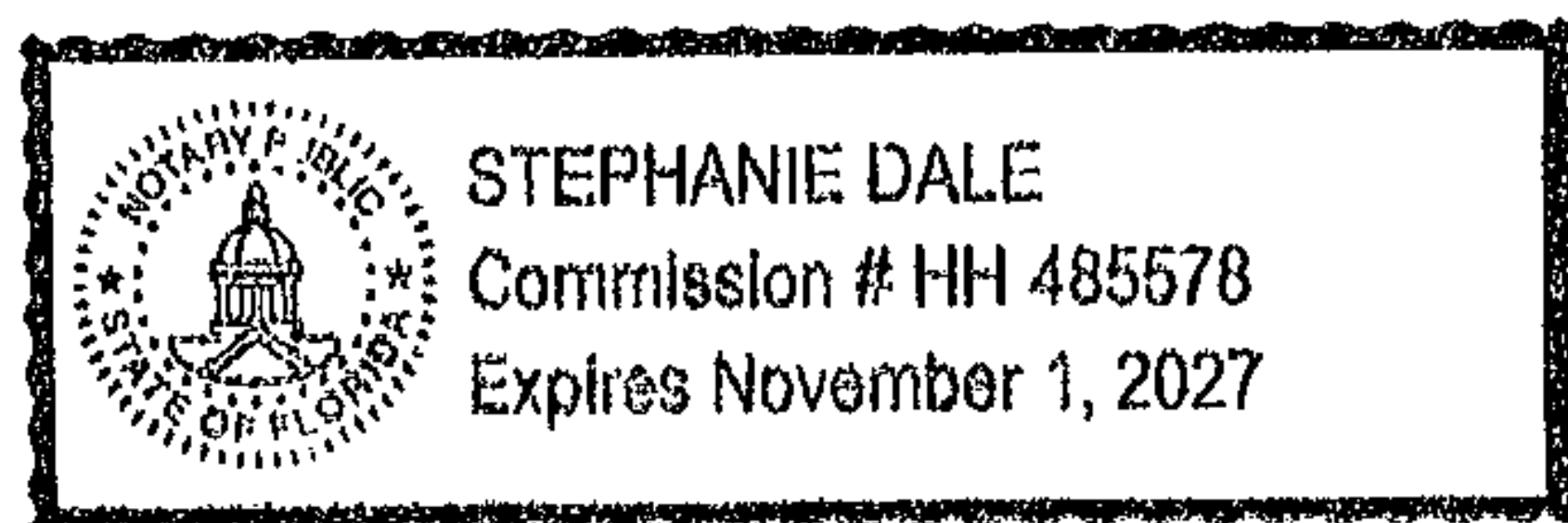
Stephanie Dale
Witness Signature

Stephanie Dale
Witness Printed Name

1613 Fruitville Rd.
Sarasota, FL 34236
Witness Address

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 23 day of ~~April~~ ^{March} 2026, by Edward R. Wetherbee, as Manager of A House 4 Rent, LLC, a Nebraska limited liability company, who is personally known to me or who has produced FIDL as identification.



Stephanie Dale
Notary Public
Printed Name: Stephanie Dale
My Commission Expires: _____