

4/7/2026 2:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476826

Prepared by and return to:

Eric C. Fleming

Eric C. Fleming, Esq.

The Law Offices of Eric C. Fleming, P.A.

5011 Ocean Blvd Suite 305

Sarasota, FL 34242

941-227-8369

File Number: 5400Ocean84

Doc Stamp-Deed: \$6,300.00

Parcel Identification No. 0080251036

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 7th day of April, 2026 between **George Anthony Van Vliet, a single man** whose post office address is **10510 Geist View Dr, Mc Cordsville, IN 46055** of the County of **Hancock**, State of **Indiana**, grantor\*, and **J. Craig Twomey and Wendy R. Twomey, husband and wife** whose post office address is **1337 Lincoln Rd, Monmouth, IL 61462** of the County of **Warren**, State of **Illinois**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida**, to-wit:

**Unit No. 84 of THE TERRACE, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 830, Page 1050, and all exhibits and amendments thereof, Public Records of Sarasota County, Florida.**

Parcel Identification No. 0080251036

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

**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**.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lauren Gordon  
Witness Name: Lauren Gordon  
Witness Address: 6102A New York Ave  
Nashville TN 37209

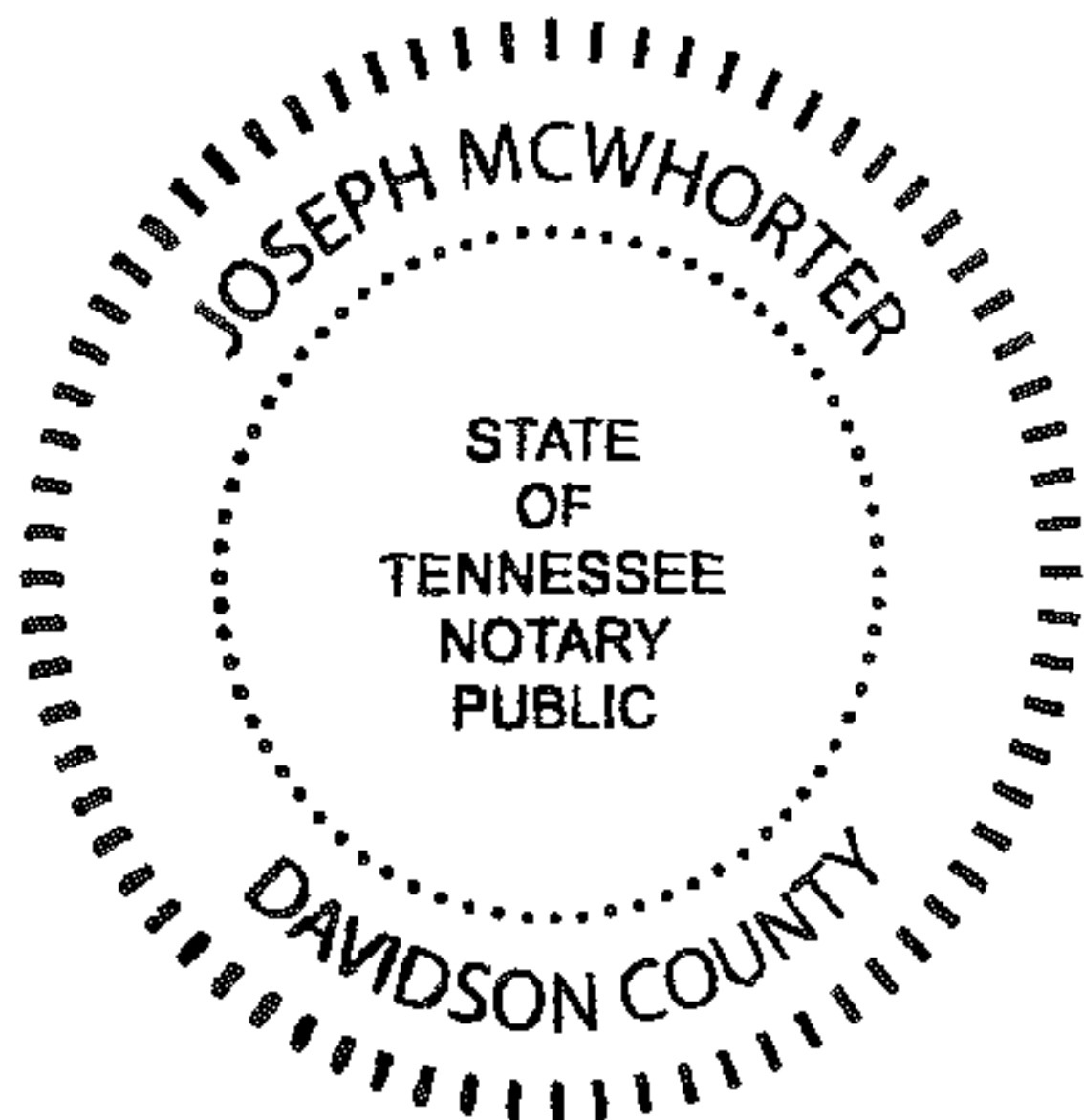
Ryan Campbell  
Witness Name: Ryan Campbell  
Witness Address: 1315 Adams St Apt 613  
Nashville, TN 37208

George Anthony Van Vliet  
George Anthony Van Vliet

State of TN  
County of Davidson

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3 day of April, 2026 by George Anthony Van Vliet, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Joseph McWhorter  
Notary Public

Printed Name: Joseph McWhorter

My Commission Expires: 3/9/27