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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478209

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Jan W. Pitchford, Esq.
Our File Number: 331319-418683

Doc Stamp-Deed: \$3,920.00

Consideration: \$560,000.00
Doc Stamps: \$3,920.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 9th day of April, 2026, by John Eric Lundberg and Kathleen Carol Lundberg, husband and wife ("Grantor") to Gregory W. Nicklas and Joni C. Herman, husband and wife, whose post office address is 6525 South Highway A1A, Melbourne Beach, FL 32951 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 5 and the East 40 feet of Lot 7, Block "B", SEMINOLE
PARK, as per plat thereof recorded in Plat Book 1, Page 183,
Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 2004030050.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]
Witness#1 Print: John W. Pitantford
Witness #1 Address: P.O. Box 49948
Sarasota, FL 34230

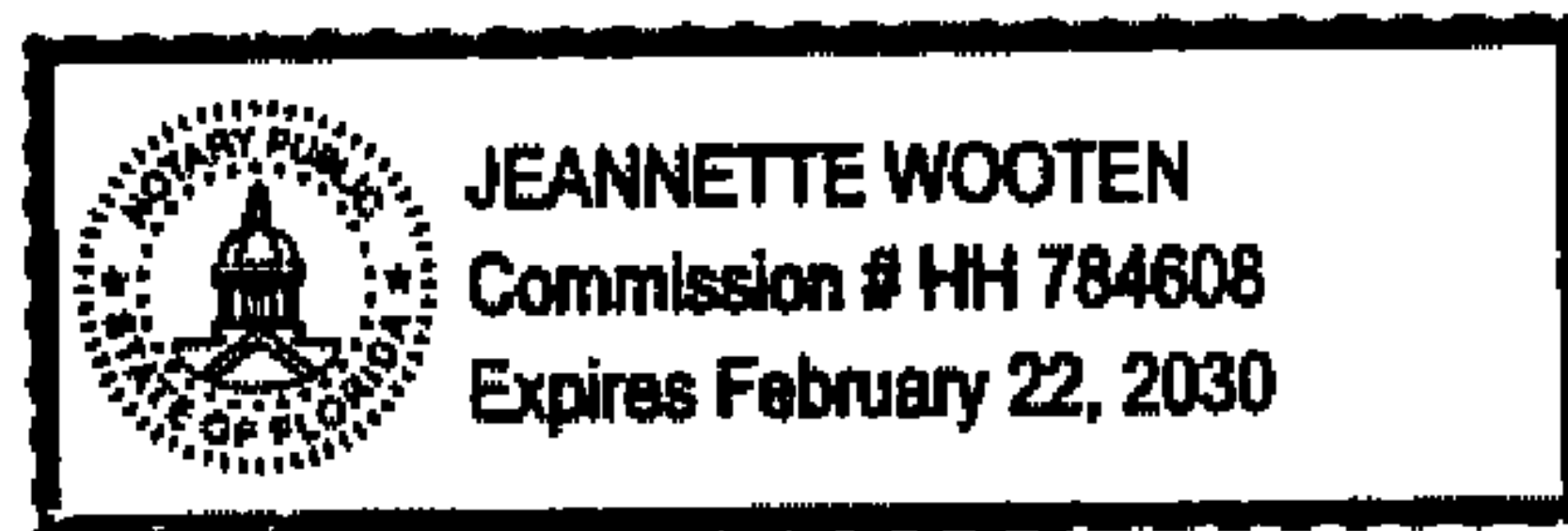
Witness#2 Sign: [Signature]
Witness#2 Print: Jeannette Wooten
Witness #2 Address: P.O. Box 49948
Sarasota, FL 34230

[Signature]
John Eric Lundberg
Address: 316 Southeast Pioneer Way, #. 218
Oak Harbor, WA 98277

[Signature]
Kathleen Carol Lundberg
Address: 316 Southeast Pioneer Way, #. 218
Oak Harbor, WA 98277

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2026, by John Eric Lundberg and Kathleen Carol Lundberg.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known (OR) Produced Identification
Type of identification produced Washington DL