

4/14/2026 11:32 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479917

Doc Stamp-Deed: \$1,680.00

Prepared by and Recording requested by:

Reid McCullough

McCullough Legal Services

2477 Stickney Point Road

200A

Sarasota, FL 34231

941-484-9714

File Number: 2026-286

Parcel ID: 0450100030

Consideration: \$240,000.00

## Warranty Deed

Know All Men By These Presents that, **Mae Altman, a married woman**, (henceforth referred to as "Grantor") of **138 South Westmoor Avenue, Unit C, Newark, OH 43055**, for consideration paid, grant to **Ryan Charles Casper and Cristina Casper, husband and wife**, (henceforth referred to as "Grantee") of **45449 2nd Street East, Lancaster, CA 93535**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 22, Block 7, VENICE GROVES, according to the Plat thereof, as recorded in Plat Book 3, Page 2, of the Public Records of Sarasota County, Florida.

This property is not the homestead of the Grantor.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 13th day of April, 2026

WARRANTY DEED

Margaret Tice  
Witness #1 Signature

Margaret Tice  
Witness #1 Printed Name

Mae Altman  
Mae Altman

P.O. Address: 2649 Dorset Rd.  
43221, Columbus OH

Alissa Kirk  
Witness #2 Signature

Alissa Kirk  
Witness #2 Printed Name

P.O. Address: 3285 Sleepy Hollow Rd  
Newark OH 43056

STATE OF OHIO  
COUNTY OF LICKING

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of April, 2026, by Mae Altman,  who is/are personally known to me or  who has/have produced Driver's License as identification.

Alissa Kirk  
Signature of Notary Public  
Alissa Kirk  
Print, Type/Stamp Name of Notary



ALISSA KIRK  
Notary Public  
State of Ohio  
My Comm. Expires  
January 31, 2031