

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026051003 2 PG(S)**

4/17/2026 1:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481999



Doc Stamp-Deed: \$945.00

Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 265319-90

WARRANTY DEED

This indenture made on **April 17, 2026** by **John J. Michael and Claudette L. Michael, husband and wife**, whose address is: 5015 Hearthstone Dr., Springfield, OH 45502-8321 hereinafter called the "grantor", to **Wendy D. Speece and Brenda L. Krebs, a married couple**, whose address is: 1115 Clifdon Ct., Harrisburg, PA 17111, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Condominium Unit 182-E, GLEN OAKS GARDEN APARTMENTS, A CONDOMINIUM, SECTION TWO, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1277, Page 730, and all amendments thereto, and as per Plat thereof recorded in Condominium Plat Book 11, Page 49, as amended in Condominium Book 13, Page 32, and all amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **2021023002**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

✓ John J. Michael
John J. Michael

✓ Claudette L. Michael
Claudette L. Michael

Signed, sealed and delivered in our presence:

✓ Thomas Olinger Jr
1st Witness Signature

✓ Tennia M. Olinger
2nd Witness Signature

✓ Print Name: Thomas Olinger Jr

✓ Print Name: Tennia M. Olinger

✓ Address: 4001 New Carlisle Pike
Springfield, OH 45504

✓ Address: 4001 New Carlisle Pike
Springfield, Ohio 45504

✓ State of Ohio

✓ County of Clark

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on April 15, 2026, by John J. Michael and Claudette L. Michael, who () is/are personally known to me or who (X) produced a valid Ohio Driver License as identification.

✓ Thomas Olinger Jr
Notary Public Signature
Printed Name: Thomas Olinger Jr
My Commission Expires: 9/19/2029

✓ (NOTARY SEAL)



THOMAS OLINGER JR
Notary Public
State of Ohio
My Comm. Expires
September 19, 2029