

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026053297 2 PG(S)**

4/22/2026 11:45 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483979

This Instrument Prepared by, and Return to:
Eric R. Hoonhout, Esquire
Hoonhout Law, Chartered
1219 South East Avenue, Suite 202
Sarasota, FL 34239

Doc Stamp-Deed: \$3,150.00

Purchase Price: \$450,000.00
Documentary Stamps: \$3,150.00
Recording Cost: \$18.50
Parcel ID Number: 0052020030 (Sarasota County)

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 21st day of April, 2026, by **CHRISTOPHER M. RECKAHN AND CHRISTINE RECKAHN, husband and wife** (the "Grantor"), whose post office address is 173 Swan Sanders Road, Hartwell, GA 30643, to **MARCUS MARNER AND JOLEEN E. MARNER, husband and wife** (the "Grantee"), whose post office address is 9488 N 60 W, Worthington, IN 47471.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Sarasota, State of Florida, as more particularly described as follows (the "Property").

Lot 24, Block 15, Tamaron, Unit 5, as per plat thereof recorded in Plat Book 26, Pages 18 and 18A, of the Public Records of Sarasota County, Florida

To have and to hold, the same in fee simple forever.

SUBJECT TO applicable taxes and assessments for the year 2026 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and any other requirements imposed by governmental authority; and agreements and easements of record.

And 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 except those set forth herein.

[Signature and Notary Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

WITNESSES:

Anita Belt

Witness Signature
Witness Name: Anita Belt
Address: 1913 N. Michigan St. Box 111
Plymouth, IN 46563

[Signature]

Witness Signature
Witness Name: Kimberly Herrin
Address: 2905 Great Abaco Way
Bradenton, FL 34208

Anita Belt

Witness Signature
Witness Name: Anita Belt
Address: 1913 N. Michigan St Box 111
Plymouth, IN 46563

[Signature]

Witness Signature
Witness Name: Kimberly Herrin
Address: 2905 Great Abaco Way
Bradenton, FL 34208

[Signature]

CHRISTOPHER M. RECKAHN

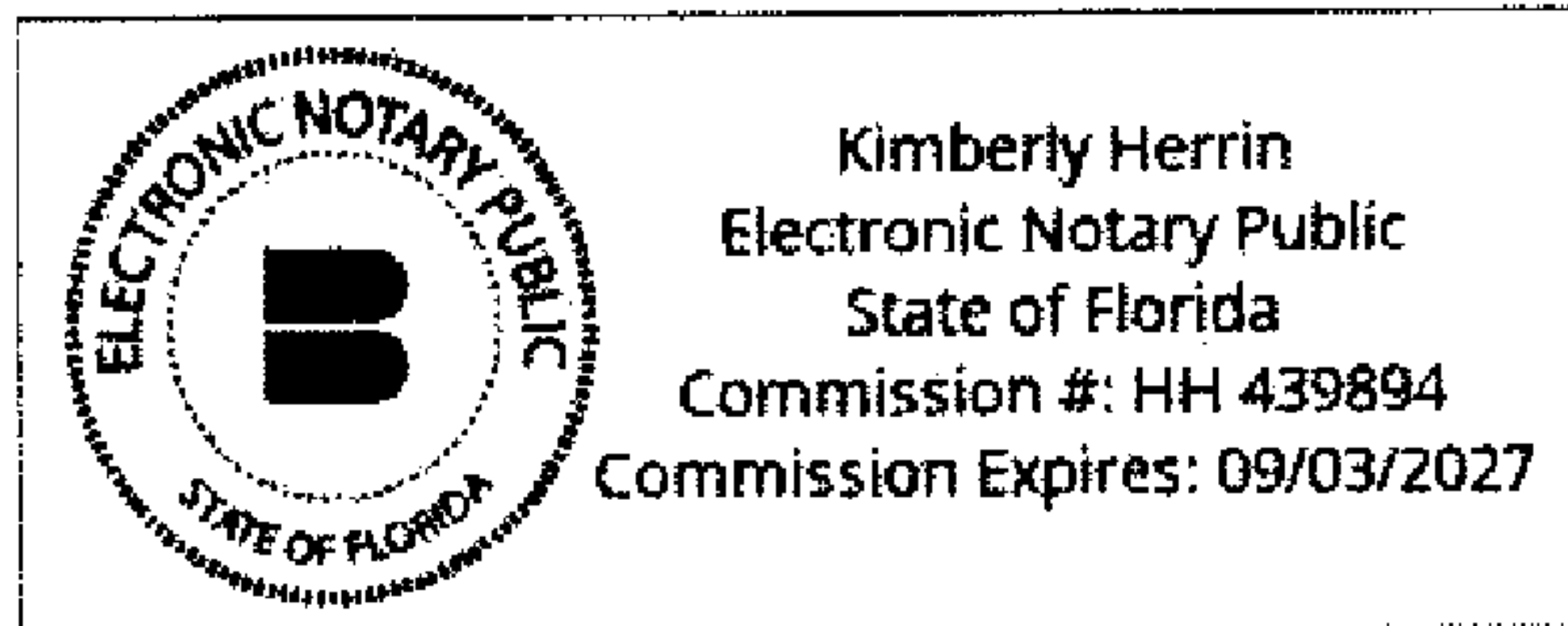
Christine Reckahn

CHRISTINE RECKAHN

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (Notary choose one) _____ physical presence or remote online notarization, this 21st day of April, 2026, by CHRISTOPHER M. RECKAHN AND CHRISTINE RECKAHN, husband and wife, who are (Notary choose one) _____ personally known to me or who have produced GA DL as identification.

Notarized online using audio-video communication



Notary Signature: [Signature]

Name: Kimberly Herrin

Date of Expiration of Commission: 09/03/2027