

4/23/2026 3:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484885

Doc Stamp-Deed: \$1,295.00

Prepared by and return to:

Michelle Lajoie Hermey, Esq.

Ferguson Skipper, P.A.

1515 Ringling Blvd, 10th Floor

Sarasota, FL 34236

(941) 957-1900

File Number: 34475

Will Call No.:

Parcel Identification No. 0124021159

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Warranty Deed

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

This Indenture made this 22nd day of April, 2026 between Deborah Detweiler, an unmarried woman whose post office address is 1412 43rd Avenue Drive W, Palmetto, FL 34221 of the County of Manatee, State of Florida, grantor*, and Colby J. Nolan, a single man whose post office address is 4001 Crockers Lake Blvd., #27, Sarasota, FL 34238 of the County of Sarasota, State of Florida, 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 27, Building 10, VINTAGE GRAND CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in the Official Records as Instrument Number 2005281688, and all exhibits and amendments thereof, Public Records of Sarasota County, Florida.

Parcel Number: 0124021159

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "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:

Aaris Sheets

Witness #1

Printed Name: Aaris Sheets

Address:

1261 Olde Henderson Sq Columbus OH 43220

Deborah Detweiler

Deborah Detweiler

Tonya Ezell

Witness #2

Printed Name: Tonya Ezell

Address:

5547 Trevesta Pl Palmetto FL 34221

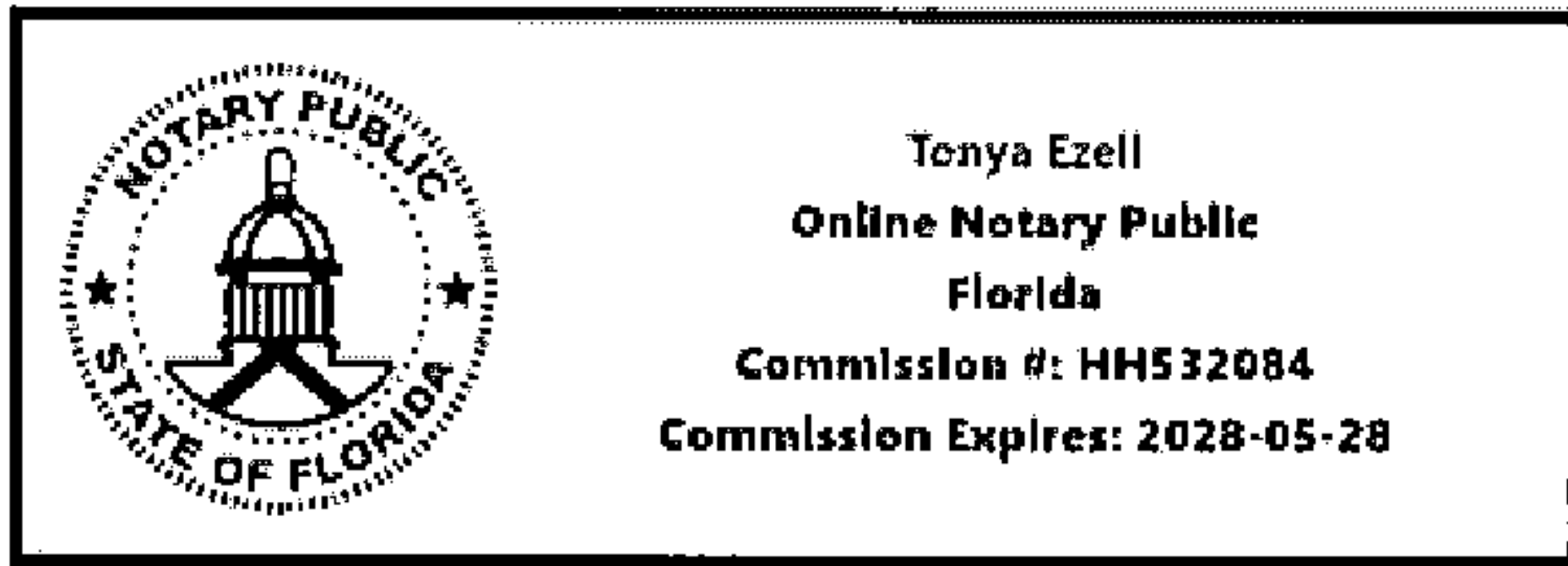
State of Florida

County of Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of April, 2026 by Deborah Detweiler who is personally known or has produced a driver's license as identification.

Tonya Ezell

[Seal]



Notarized online using audio-video communication

Notary Public

Print Name: Tonya Ezell

My Commission Expires: 05/28/2028