

4/23/2026 4:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3484974

Doc Stamp-Deed: \$2,660.00

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 380,000.00

File Number: 2026-87
Parcel ID: 0041-09-1008

Warranty Deed

Made this 21st day of April, 2026 by, **Chris Packer and Laura Maney, husband and wife**, whose post office address is: **4302 Woodmans Chart Road, 134, Sarasota, FL 34235**, hereinafter called the grantor, to: **Scott Kerecman, a single man, and Brent Lucas and Michelle Lucas, husband and wife, as joint tenants with right of survivorship**, whose post office address is: **4625 Philips Manor Place, Fernandina Beach, FL 32034**, hereinafter called the grantee,

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: that the grantor, for and in consideration of the sum of THREE HUNDRED EIGHTY THOUSAND AND 00/100 and 00/100 Dollars (\$380,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

UNIT 134, WOODMANS CHART, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1153, PAGE 1498, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

This property is the homestead of the Grantor (s).

Parcel ID Number: 0041-09-1008

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 has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

WARRANTY DEED

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness: [Signature]

Print Name: Cindy Crews

Address: 3914 9th Ave. W
Bradenton Fl. 34205

[Signature]
Chris Packer

Witness: [Signature]

Print Name: Alyssa Crews

Address: 3914 9th Ave. W
Bradenton Fl. 34205

Witness: [Signature]

Print Name: Cindy Crews

Address: 3914 9th Ave. W
Bradenton Fl. 34205

[Signature]
Laura Maney

Witness: [Signature]

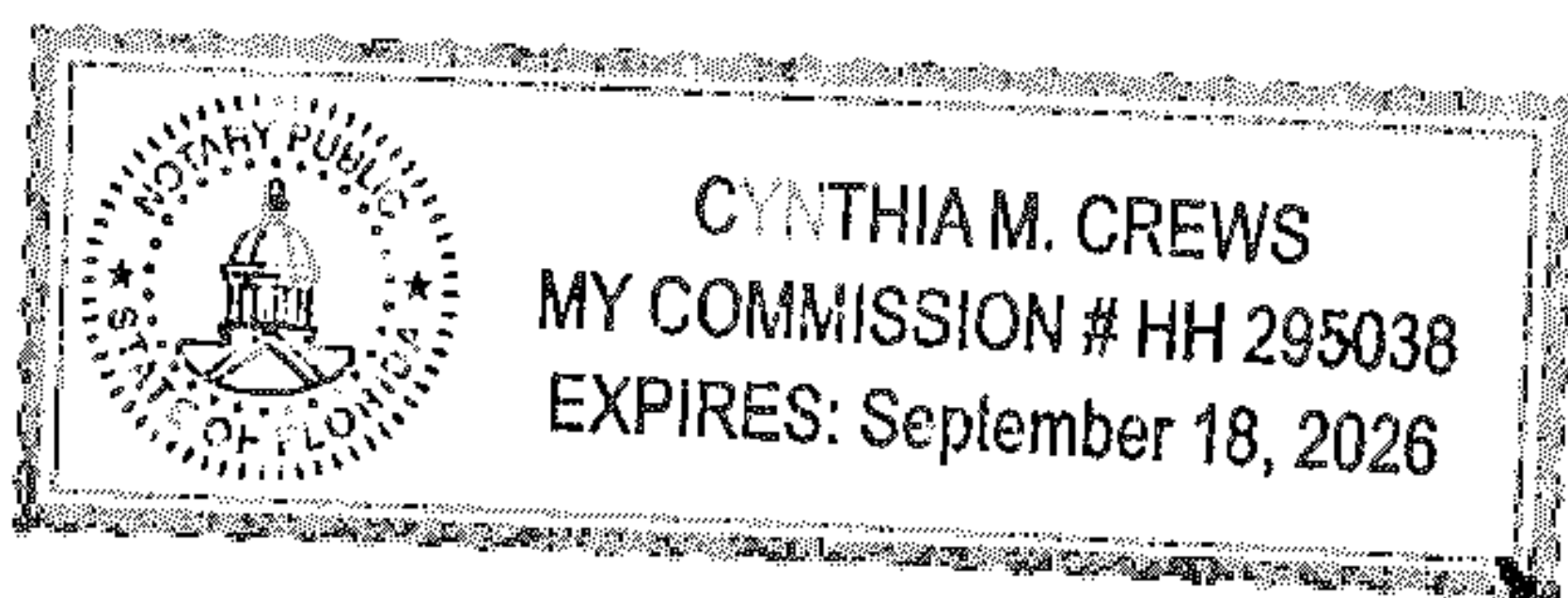
Print Name: Alyssa Crews

Address: 3914 9th Ave. W
Bradenton Fl. 34205

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 21 day of April, 2026, by Chris Packer and Laura Maney, () who is/are personally known to me or () who has/have produced DL as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary