

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026055273 2 PG(S)**

Prepared by and Return to:  
Jo Ann M. Koontz, Esq.  
Koontz & Associates, PL  
1613 Fruitville Road  
Sarasota, FL 34236

4/24/2026 4:51 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3485665

File Number: 7337-8176  
Purchase Price: \$317,500.00

Doc Stamp-Deed: \$2,222.50

**GENERAL WARRANTY DEED**

Made this April 24, 2026 A.D. By **James R. Gerardot and Amy L. Gerardot, husband and wife**, whose post office address is: 410 W 625 S, Wolcottville, Indiana 46795, hereinafter called the Grantor, to **Julia Tamer, an unmarried woman**, whose post office address is: 209 Reclinata Circle, Venice, Florida 34292, 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 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, viz:

**LOT 13A, AUBURN HAMMOCKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2026 and all subsequent years.

Parcel ID Number: **0413130062**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon or contiguous thereto.

**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.

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Sarasota, FL 34236

File Number: 7337-8176  
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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:

Chantel Winfree  
Witness Signature

Chantel Winfree  
Witness Printed Name

3100 Gillespie St Houston TX 77020  
Witness Address

Rwanda I. Reed  
Witness Signature

Rwanda I. Reed  
Witness Printed Name

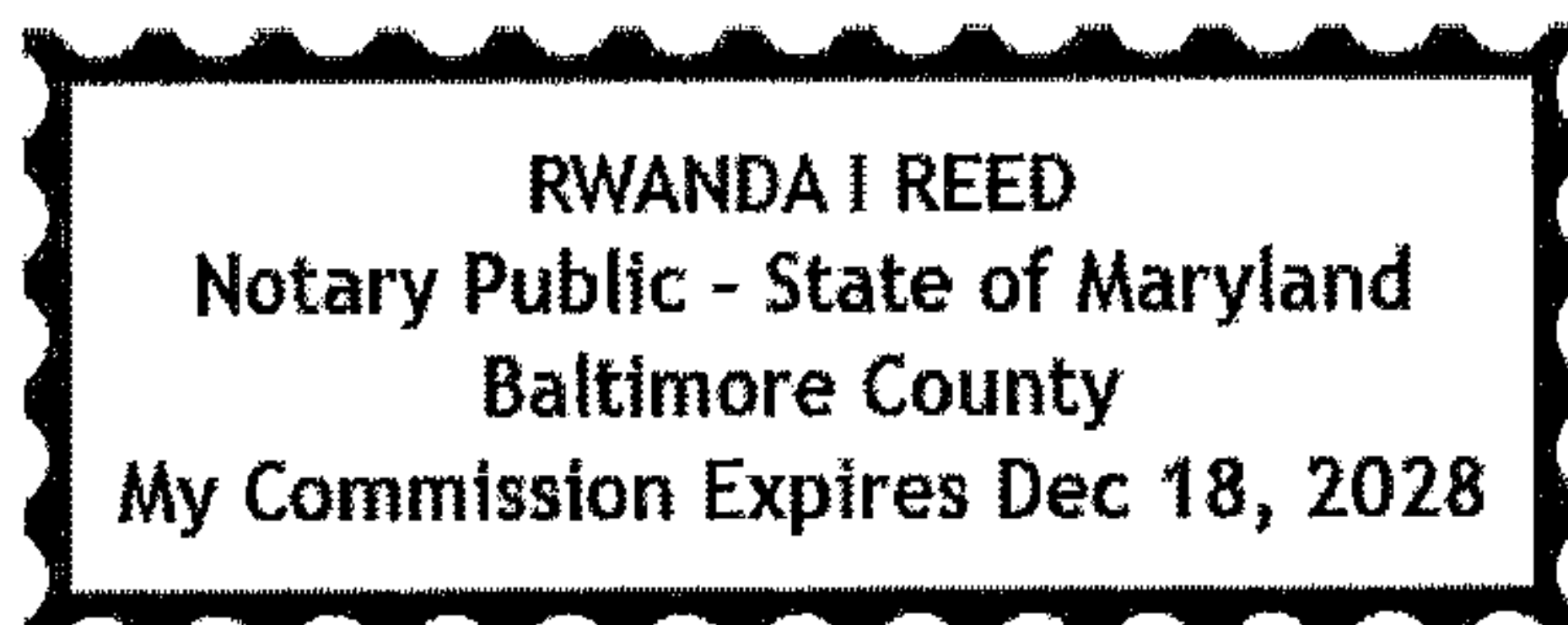
15 Clairford ct Halethorpe MD 21227  
Witness Address

James R. Gerardot  
James R. Gerardot

Amy L. Gerardot  
Amy L. Gerardot

State of Maryland  
County of Baltimore

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ X ] online notarization, this 23 day of April, 2026, by James R. Gerardot and Amy L. Gerardot, husband and wife, who are personally known to me or who have produced Drivers License as identification.



Rwanda I. Reed  
Notary Public  
Printed Name: Rwanda I Reed  
My Commission Expires: 12/18/2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.