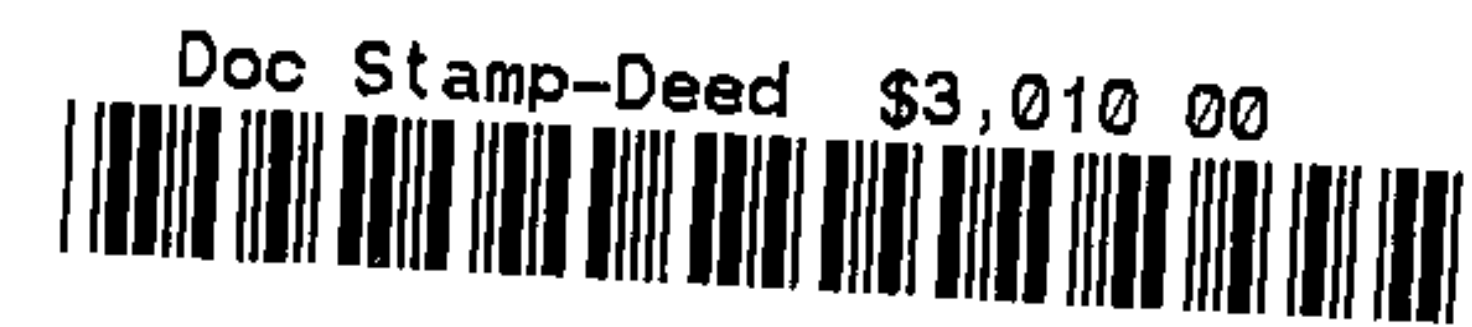




Prepared by:
Ann Grano
Alliance Group Title, LLC
1072 E Venice Avenue
Venice, Florida 34285

File Number. 26-160

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026055338 2 PG(S)
April 27, 2026 12 37 00 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



General Warranty Deed

This Indenture, made this April 27, 2026 A.D. By **Donald Scott Eckman, Individually as a single man and as Trustee of the Eckman Family Trust dated March 19, 2013**, whose post office address is 400 8th Court, Saint Charles, Illinois 60174, hereinafter called the grantor, to **James A. Krisher and Mary Ann Krisher, husband and wife**, whose post office address is 240 Tracino Terrace, Nokomis, Florida 34275, 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 238, VICENZA PHASE 1, according to the plat thereof, as recorded in Plat Book 53, Page 239, of the Public Records of Sarasota County, Florida.

Parcel ID Number 0391090238

Subject to reservations, restrictions, and easements of record.

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

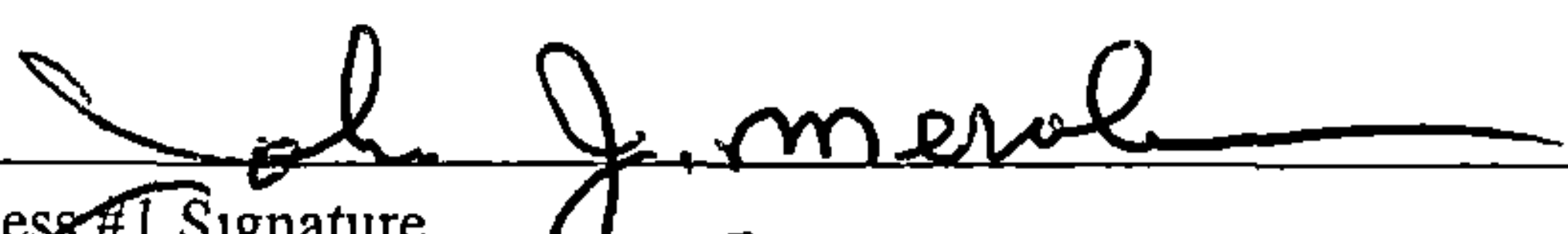

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

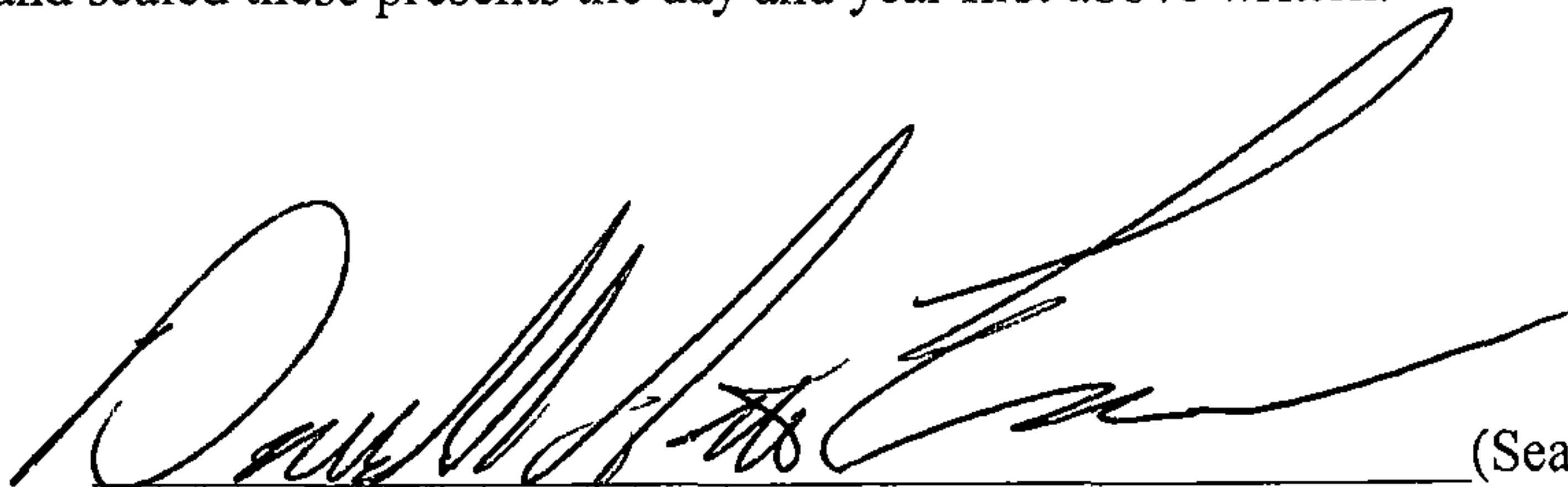
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence


Witness #1 Signature
Witness #1 Printed Name John J. Meralo
Address 3611 Hawk Island Dr.
BRADENTON FL 34208

Witness #2 Signature
Witness #2 Printed Name Ann K. Grano
Address 1072 E Venice Avenue
Venice, FL 34285


(Seal)
**Donald Scott Eckman, Individually and as Trustee of the
Eckman Family Trust dated March 19, 2013**
Address 400 8th Circle, Saint Charles, Illinois 60174

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of April, 2026, by Donald Scott Eckman, Individually as a single man, and as Trustee of the Eckman Family Trust dated March 19, 2013 who is personally known to me or who has produced driver's license(s) as identification.



My Commission Expires: _____


Notary Public
Print Name: Ann K. Grano