

4/27/2026 2:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486013

Doc Stamp-Deed: \$2,450.00

Prepared by and return to:

Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6288

Purchase Price: \$350,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$2,450.00
Parcel Identification No.: 0260074004

WARRANTY DEED

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

THIS INDENTURE made this **27th day of April, 2026**, between **Jay Palmer a/k/a John J. Palmer and Lisa Palmer, husband and wife**, whose post office address is **601 Washington Street, Valparaiso, IN 46383**, Grantors, to **Lynne Ann Libuha, as Trustee of the Lynne Ann Libuha Living Trust dated April 18, 1995 and any amendments thereof, as amended, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended)**, whose post office address is **7360 Oak Moss Drive, #4, Sarasota, FL 34241**, Grantee:

WITNESSETH, that said Grantors, for and in consideration of the sum of **TEN DOLLARS (U.S.\$10.00)** and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Unit 4, of **THE HAMMOCKS, SECTION IV**, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1711, Page(s) 1805, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 23, Page 8, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantee that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

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

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

[Signature]
Printed Name: Michael A. Bower
P.O. Address: 8181 S. Tomiami
34231

[Signature]
Jay Palmer a/k/a John J. Palmer
[Signature]
Lisa Palmer

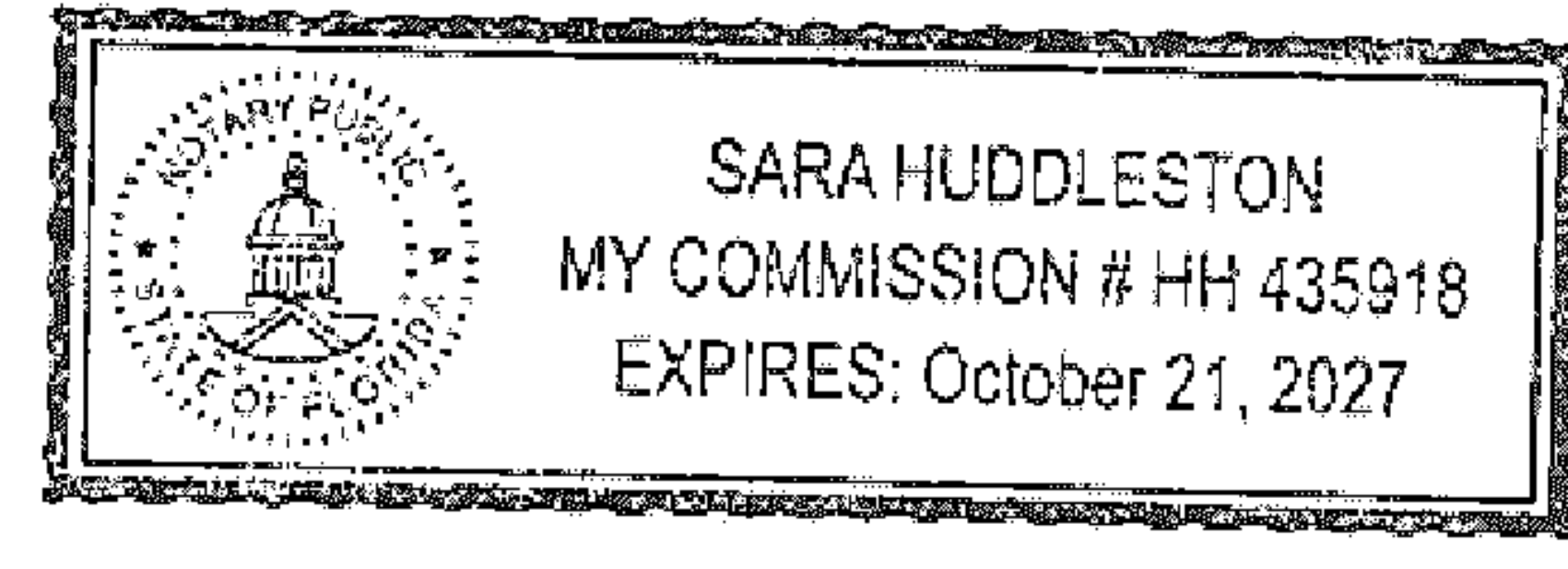
WITNESSES #2:

[Signature]
Printed Name: Sara Huddleston
P.O. Address: 1405 Main St. Ste 1112
Sarasota FL 34236

STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of April, 2026, by Jay Palmer a/k/a John J. Palmer and Lisa Palmer, who is/are personally known to me or who has/have produced ID's as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary