

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

File Number: 7339-8178
Purchase Price: \$1,050,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057661 2 PG(S)

4/30/2026 11:43 AM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3487731

Doc Stamp-Deed: \$7,350.00

GENERAL WARRANTY DEED

Made this April 29, 2026 A.D. By **William C. Stone and Jody B. Stone, husband and wife**, whose post office address is 468 Quay Commons #915, Sarasota, Florida 34236, hereinafter called the Grantor, to **Shawn Rauch, an unmarried man and Wallis Del Rosario, an unmarried woman, as joint tenants with full rights of survivorship**, whose post office address is 2308 Shadow Oaks Rd, Sarasota, Florida 34240, 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 15, Shadow Oaks Subdivision, as per plat thereof recorded in Plat Book 23, Page 9 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: **0239080005**

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:
(as to all Grantors)*

Jo Ann M. Koontz
Witness Signature

Jo Ann M. Koontz
Witness Printed Name

1613 Fruitville Rd
Sarasota, FL 34236
Witness Address

Jaylin Baiman
Witness Signature

Jaylin Baiman
Witness Printed Name

1613 Fruitville Rd
Sarasota, FL 34236
Witness Address

William C. Stone
William C. Stone

Jody B. Stone
Jody B. Stone

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 28th day of April, 2026, by William C. Stone and Jody B. Stone, who are personally known to me or who have produced *FL ID* as identification.



JO ANN M KOONTZ
Notary Public
State of Florida
Comm# HH463836
Expires 12/19/2027

Jo Ann M. Koontz
Notary Public
Printed Name: Jo Ann M. Koontz
My Commission Expires: _____