

Prepared by and return to:  
David Russell  
The Closing Table of Sarasota, LLC  
205 North Orange Avenue  
Suite 202  
Sarasota, FL 34236

4/30/2026 12:04 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3487768

(incident to the issuance of title insurance)

Doc Stamp-Deed: \$2,485.00

File No 2026-20

Parcel Identification No 0480120028

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of April, 2026 between John Roers and Lisa Roers, husband and wife, whose post office address is 7541 Beacon Court, Excelsior, MN 55331, of the County of Carver, Minnesota, Grantor, to Kenneth Doran Engstrom and Nada Ann Engstrom, husband and wife, whose post office address is 4005 Green Willow Lane, St. Charles, IL 60175, of the County of Kane, Illinois, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Lot 13, HERITAGE CREEK, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 18, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]  
John Roers

[Signature]  
Lisa Roers

4190 Vinewood Ln N #111  
Plymouth MN 55442  
WITNESS #1 ADDRESS

4190 Vinewood Ln N #111  
Plymouth MN 55442  
WITNESS #2 ADDRESS

Katherine Reger

WITNESS #1  
PRINT NAME: Katherine Reger

Jennifer Lott

WITNESS #2  
PRINT NAME: Jennifer Lott

STATE OF Minnesota

COUNTY OF Hennepin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15th day of April, 2026, by John Roers and Lisa Roers,  who is/are personally known to me or  who has/have produced Driver's license as identification.

Lance W. Taylor  
Signature of Notary Public

Lance Taylor  
Print, Type/Stamp Name of Notary

