

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026057751 2 PG(S)

4/30/2026 12:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487801

Recording: \$ 18.50  
Doc Stamps: \$16,975.00

Prepared by and return to:

Mary E Van Winkle  
Van Winkle & Sams, P.A.  
3859 Bee Ridge Road, Suite 202  
Sarasota, FL 34233

Doc Stamp-Deed: \$16,975.00

Parcel Identification Number: 0297010010

Warranty Deed

This Warranty Deed made this 30<sup>th</sup> day of April, 2026 between Robert Christman and Melissa Christman, husband and wife, whose post office address is 18209 Hand Road, Hometown, IN 46748, grantor, and Robert E. Collawn and Patricia Collawn, husband and wife, whose post office address is 9489 Swaying Branch Road, Sarasota, FL 34241, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Lot 1, FOREST AT HI HAT RANCH, according to the plat as recorded in Plat Book 46, Pages 13 and 13A through 13K, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations of record, if any, and taxes for the year and subsequent years.

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.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Maria N. Cybyk  
Maria N. Cybyk  
3859 Bee Ridge Road, Suite 202  
Sarasota, FL 34233

Mary E. Van Winkle  
Mary E. Van Winkle  
3859 Bee Ridge Road, Suite 202  
Sarasota, FL 34233

Robert Christman (Seal)  
Robert Christman

Melissa Christman (Seal)  
Melissa Christman

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28<sup>th</sup> day of April, 2026 by Robert Christman and Melissa Christman, who  are personally known or  have produced driver's licenses as identification.

[Notary Seal]

Mary E. Van Winkle  
Notary Public



MARY E. VAN WINKLE  
Commission # HH 303769  
Expires December 22, 2026