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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487870

Prepared by and Return to:

Kim Price

MSC Title, Inc

684 South Indiana Avenue, Englewood, FL 34223

File No. 2026-241-KXP

Sales Price: Price: \$517,000.00

Doc Stamp-Deed: \$3,619.00

General Warranty Deed

Made this 30th day of April, 2026 By **Joseph R. Blanchard Jr and Barbara A. Blanchard, husband and wife**, whose address is: 9671 Jaguar Trail, San Angelo, TX 76901, hereinafter called the grantor, to **Eric Schmal and Ericka Schmal, husband and wife, joint tenants with rights of survivorship**, whose post office address is: 1110 Gladstone Blvd., Englewood, FL 34223, 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:

The North 238 feet of Lot 794, ENGLEWOOD GARDENS NO. 3, as per Plat thereof recorded in Plat Book 4, Pages 45, 46 and 47, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0492110005**

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

[Signature]
Joseph R. Blanchard, Jr
9671 Jaguar Trail, San Angelo, TX 76901

Witness print name below:
Dea Hpschmeyer

Witness Address:
337 Harbor Drive South
Jessie, FL 34285

[Signature]
Barbara A. Blanchard
9671 Jaguar Trail, San Angelo, TX 76901

[Signature]
Witness Signature above:

Witness print name below:
Kimberley J Price

Witness Address:
684 S Indiana Ave
Englewood FL 34223

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of April, 2026, by Joseph R Blanchard, Jr and Barbara A Blanchard, who is/are personally known to me or who has/have produced DL as identification.

[Signature]
Signature of Notary Public



Kimberley J Price
Comm.: HH 420870
Expires: Jul. 12, 2027
Notary Public - State of Florida

Print, Type/Stamp Name of Notary