

5/11/2026 5:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492752

Doc Stamp-Deed: \$805.00

Prepared by and return to:

Tammy Melichar  
Ulrich Scarlett Watts & Dean, P.A.  
713 S Orange Avenue, Suite 201  
Sarasota, FL 34236  
(941) 955-5100

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 8th day of May, 2026 between Brenda Jenkins and Marsha McBride, as Co-Personal Representatives of the Estate of Scott Charles Thomas a/k/a Scott C. Thomas, whose post office address is 23421 Alamanda Drive #204, Estero, FL 34134, grantor, and Paul Watson whose post office address is 3784 Silverwood Drive, York, PA 17402, 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, situated, lying and being in Sarasota County, Florida to-wit:

**Lot 15, Block B, SECOND ADDITION TO VAMO, according to the map or plat thereof as recorded in Plat Book 1, Page 55, Public Records of Sarasota County, Florida.**

**Parcel Number: 0130090066**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon and is not now and never had been contiguous to Grantor(s) homestead.

**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 12/31/2025.

**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:

Tasha Burt  
Witness  
Printed Name: Tasha Burt  
P.O. Address: 321 N 11<sup>th</sup> Street  
Cambridge OH 43725

Estate of Scott Charles Thomas a/k/a Scott C. Thomas

By: Brenda Jenkins Brenda Jenkins  
Brenda Jenkins, Co-Personal Representative

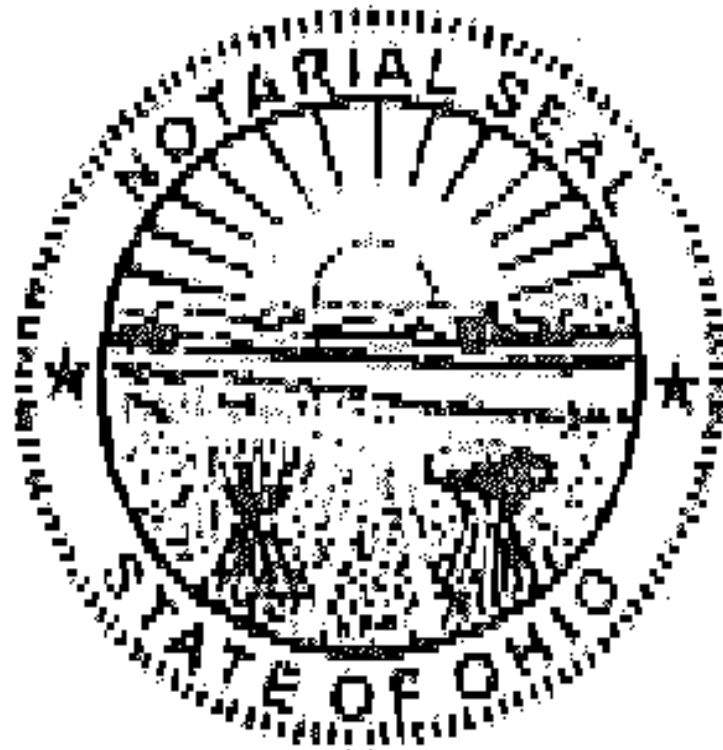
Te Amo Quickley Te Amo Quickley  
Witness  
Printed Name: Te Amo Quickley Te Amo Quickley  
P.O. Address: 156<sup>th</sup> East Broadway St  
Douglas OH 44602 156<sup>th</sup> East Broadway St  
Douglas, OH 44602

State of Ohio  
County of Noble

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of May, 2026 by Brenda Jenkins, Co-Personal Representative of Estate of Scott Charles Thomas a/k/a Scott C. Thomas who  are personally known or  have produced drivers' licenses as identification.

[Seal]

Te Amo Quickley  
Notary Public  
Print Name: Te Amo Quickley  
My Commission Expires: April 7, 2030



Te Amo Ashed Amare Amar Quickley  
Notary Public, State of Ohio  
My Commission Expires:  
2030

**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:

*[Signature]*  
Witness  
Printed Name: Victor Austin  
P.O. Address: 352 Mason Ridge  
St. Charles MO

Estate of Scott Charles Thomas a/k/a Scott C. Thomas  
By: *[Signature]* Co Personal Representative  
Marsha McBride, Co-Personal Representative

*[Signature]*  
Witness  
Printed Name: Sharon Austin  
P.O. Address: 352 Mason Ridge Dr.  
St. Charles, MO

State of Missouri  
County of St. Louis

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of May, 2026 by Marsha McBride, Co-Personal Representative of Estate of Scott Charles Thomas a/k/a Scott C. Thomas who  are personally known or  have produced drivers' licenses as identification.

[Seal]

*[Signature]*  
Notary Public  
Print Name: Victor Clarence Austin  
My Commission Expires: 10-14-2028

