

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026063746 3 PG(S)**

Prepared By and Return To:  
Michael T. Hankin, Esq.  
Hankin & Hankin  
100 Wallace Avenue, Suite 100  
Sarasota, Florida 34237  
Parcel ID No. 0044143004  
Sales Price: \$250,000.00  
File No.: 14906-S

5/12/2026 1:24 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3492946

**Doc Stamp-Deed: \$1,750.00**

WARRANTY DEED

THIS WARRANTY DEED is made this 12<sup>th</sup> day of May, 2026 by John Whitman, a single person, whose mailing address is 4703 Oak Hill Drive, Sarasota, FL 34232 (hereinafter referred to as the "Grantor") to Mark Johnsen and Carolann Johnsen, husband and wife whose mailing address is 4703 Oak Hill Drive, Sarasota, FL 34232 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Seminole, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 the Grantee that except as above noted, 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, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

*Michelle A*  
Signature

*John Whitman*  
John Whitman

Print Name: MICHELLE SMITH

P.O. Address: 100 Wallace Avenue, Suite 100  
Sarasota, FL 34237

*Heath Jorgenson*  
Signature  
Print Name: HEATH JORGENSON

P.O. Address: 100 Wallace Avenue, Suite 100  
Sarasota, FL 34237

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me [ X ] physical presence or [ ] online notarization, this 12<sup>th</sup> day of May, 2026, by John Whitman who [ ] is personally known to me or [ X ] has produced his Florida driver's license as identification.



MICHELLE SMITH  
Commission # HH 503850  
Expires April 20, 2028

*Michelle A*  
Signature  
Print Name: MICHELLE SMITH  
My Commission Expires:

EXHIBIT "A"  
LEGAL DESCRIPTION

Unit 4, Village Oaks, Section C, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1831, Page 2148, as amended, Public Records of Sarasota County, Florida.