

Prepared by:  
Ryan T. Harris, Esq.  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205  
File Number: 41989.010

Documentary Stamps in the amount  
of \$13,300.00 are affixed hereto.

**RECORDED IN OFFICIAL RECORDS**  
**INSTRUMENT # 2026064039 2 PG(S)**

5/12/2026 3:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493223

**Doc Stamp-Deed: \$13,300.00**

## **GENERAL WARRANTY DEED**

**Made** this May 12, 2026 A.D. by **Wendy R. Deeks, an unremarried widow**, whose address is 61 St Clair Ave. West, Suite 302, Toronto, Canada M4V 2Y8, , hereinafter called the grantor, to **Michael Aronica, a married man**, whose address is 510 Wedge Ln., Longboat Key, Florida 34228, 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, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

**LOT 10, BLOCK "D", COUNTRY CLUB SHORES, UNIT 5, SECTION TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 17 AND 17A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Parcel ID Number: **0009100034**

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

**Subject To** valid reservations, restrictions and easements of record.

**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.

[signature on following page]

**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:*

Witness #1 Signature: Sarah M Deeks

Wendy R. Deeks  
Wendy R. Deeks

Witness #1 Printed Name: Sarah M Deeks

Address: 22219 Parnell Road  
Shaker Heights, Ohio 44122

Witness #2 Signature: Ryan Harris

Witness #2 Printed Name: Ryan Harris

Address: 802 11<sup>th</sup> St. W  
Brenton, FL 34205

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4 day of May, 2026, by Wendy R. Deeks, an unmarried widow,  who is personally known to me or  who has produced Passport as identification.



Ryan Harris  
Notary Public  
Print Name: Ryan Harris  
My Commission Expires: \_\_\_\_\_