

Prepared by and Recording requested by:  
Reid McCullough  
McCullough Legal Services  
2477 Stickney Point Road  
200A  
Sarasota, FL 34231  
941-484-9714  
File Number: 2026-435  
Parcel ID: 0086011068  
**Consideration: \$190,000.00**

5/27/2026 2:03 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3499196

**Doc Stamp-Deed: \$1,330.00**

## Warranty Deed

Know All Men By These Presents that, **Cathy D. Eckle A/K/A Cathy Lynn Eckle, a single woman, Individually and as Trustee of The Cathy D. Eckle Trust dated June 12, 1994**, (henceforth referred to as "Grantor") of **8343 Sable Crossing Drive, Columbus, OH 43240**, for consideration paid, grant to **Susan Marie Fera, a single woman**, (henceforth referred to as "Grantee") of **5453 Riverbluff Circle, Unit V-68, Sarasota, FL 34231**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Unit V-68, STRATHMORE RIVERSIDE VILLAS, A CONDOMINIUM, SECTION ONE, according to the Declaration of Condominium recorded in Official Records Book 836, Page 207 through 246, inclusive, and as amended and according to the plat thereof recorded in Condominium Book 3, Pages 50, 50A through 50C, inclusive, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto according to said Declaration, and as amended.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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 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, hereunto set by hands and seals this 26th day of May, 2026

[Signature]  
Witness #1 Signature  
Reid McCullough  
Witness #1 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A  
Sarasota FL 34231

[Signature]  
Witness #2 Signature  
Hillary McCullough  
Witness #2 Printed Name

P.O. Address: 2477 Stickney Point Rd #200A  
Sarasota FL 34231

The Cathy D. Eckle Trust dated June 12, 1994  
By: [Signature]  
Cathy D. Eckle A/K/A Cathy Lynn Eckle,  
Individually and as Trustee

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1 day of May, 2026, by Cathy D. Eckle A/K/A Cathy Lynn Eckle, Individually and as Trustee of The Cathy D. Eckle Trust dated June 12, 1994,  who is/are personally known to me or  who has/have produced [Signature] as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

