

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071457 2 PG(S)**

5/27/2026 4:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499435

Consideration: \$287,000.00

Prepared by and return to:
Proof Title, LLC
Attn:Aimee Bushway
50 South Lemon Avenue
Sarasota, FL 34236
PTL-26-287

Doc Stamp-Deed: \$2,009.00

Property Appraiser's Parcel ID No.: Property 1:
0439-11-0040

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of May, 2026, by and between **Scott R. Seeber, a single man**, whose address is **1204 Theodore Drive, Champaign, IL 61821** (hereinafter "GRANTOR"), and **Thomas Joseph Erdman and Kathleen Erdman, husband and wife, as tenants by the entirety**, whose address is **403 Kossuth Avenue, Woodlyn, PA 19033** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 10, HERON SHORES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 21, 21A THRU 21E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Beth Stephen
Printed Name Beth Stephen
P.O. Address 2502 Southmoor Dr.
Champaign, IL 61821

Scott R. Seeber
Scott R. Seeber

(2) Margaret Finkes
Printed Name Margaret Finkes
P.O. Address 3431 Ashwood Creek Pl
Champaign, IL 61822

STATE OF Illinois
COUNTY OF Champaign

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of May, 2026, by Scott R. Seeber, who is/are personally known to me or who has/have produced Drivers License as identification.

Linda K. Armstrong
Signature of Notary Public

Linda K. Armstrong
Print, Type/Stamp Name of Notary

