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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by and return to:
Brandon S. Craig, Esq.
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551 S. Commerce Ave.
Sebring, FL 33870
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File Number: 10895-126

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THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO EXAMINATION OF TITLE WAS MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

Warranty Deed

This Warranty Deed made as of the 29th day of May, 2026, between

JEFFREY RAY SCHROCK and JENNIFER ELIZABETH SCHROCK, husband and wife
whose post office address is
24190 County Road 28, Goshen, IN 46526,
grantors, and

JJAL INVESTMENTS, LLC, an Indiana limited liability company
whose post office address is
24190 County Road 28, Goshen, IN 46526,
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, situate, lying and being in **Sarasota County, Florida**, to-wit:

Unit 9-B, Building 13, ASHTON LAKES PHASE I, according to the map or plat thereof, as recorded in Official Records Book 1708, Page 116 through 212 and Condominium Book 23, Page 4 through 4N, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0088131199

This conveyance is subject to the following:

1. Ad valorem taxes and non-ad valorem assessments subsequent to 2025.
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority.
3. Restrictions and matters appearing on the plat or otherwise common to the subdivision.
4. Public utility easements of record.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:
(witnesses as to both)

Melissa J Blosser
Witness #1
Printed Name: Melissa J Blosser
P.O. Address: 4202 Elkhart Rd
Goshen, IN 46526

Gortney L Williams
Witness #2
Printed Name: Gortney L Williams
P.O. Address: 4202 Elkhart Rd
Goshen IN 46526

Jeffrey Ray Schrock (Seal)
JEFFREY RAY SCHROCK

Jennifer Elizabeth Schrock (Seal)
JENNIFER ELIZABETH SCHROCK

State of Indiana
County of Elkhart

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of May 2026 by JEFFREY RAY SCHROCK and JENNIFER ELIZABETH SCHROCK, who ☐ are personally known or ☒ have produced drivers license as identification.



RONDA TRAVER, Notary Public
Elkhart County, State of Indiana
Commission Number NP0724302
My Commission Expires January 2, 2028

Ronda Traver
Notary Public

Printed Name: Ronda Traver

My Commission Expires: 1-2-28