



Prepared by and return to:
Elizabeth A Wexler
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

File No 2026-165
Consideration 510,000.00
Parcel Identification No 0374040550

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077363 2 PG(S)

6/8/2026 1:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3504319

Doc Stamp-Deed: \$3,570.00

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **8th day of June, 2026** between **Johnathan W. Peck and Kristin M. Peck, husband and wife**, whose post office address is 10714 South 281st East Avenue, Coweta, OK 74429, of the County of Wagoner, Oklahoma, Grantor, to **Thomas J. Trandel, a single man**, whose post office address is 17243 Sierra Glen Road, Huntley, IL 60142, of the County of Kane, Illinois, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of FIVE HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$510,000.00) 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:

LOT 55, BLOCK 1, VENETIAN GOLF & RIVER CLUB, PHASE 2E, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 7, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Johnathan W. Peck
[Signature]
Kristin M. Peck

[Signature]
WITNESS
PRINT NAME: Bradley Joe McClure
[Signature]
WITNESS
PRINT NAME: Kristoffer Morrison

1921 Riverside Dr. Apt A
Tulsa OK 74119
WITNESS 1 ADDRESS
9013 E 136th St S
Bixby OK 74008
WITNESS 2 ADDRESS

STATE OF OKLAHOMA
COUNTY OF WAGONER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of June, 2026, by Johnathan W. Peck and Kristin M Peck, ☐ who is/are personally known to me or ☒ who has/have produced DL's as identification.

[Signature]
Signature of Notary Public
Bradley Joe McClure
Print, Type/Stamp Name of Notary

