

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077919 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504815



Doc Stamp-Deed: \$2,030.00

Prepared by and Return to:
Michelle Wertz, an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

File No.: 266172-93

WARRANTY DEED

This indenture made on **June 05, 2026** by **Linda K. Marsh, Individually and as Successor Trustee of the Lemoine Don Baker Living Trust Agreement u/t/d 5/1/00**, whose address is: 8560 Wilcox Rd., Brown City, MI 48416 hereinafter called the "grantor", to **Raymond J. Marsh Jr and Linda K. Marsh, husband and wife**, whose address is: 8560 Wilcox Rd., Brown City, MI 48416, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lots 1 and 2, Block A, Deer Creek Estates, according to the plat thereof, as recorded in Plat Book 19, Page(s) 43, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0852110002**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Lemoine Don Baker Living Trust Agreement u/t/d 5/1/00

Linda K. Marsh

By Linda K. Marsh, Individually and as Successor Trustee

Signed, sealed and delivered in our presence:

Blair Christner
1st Witness Signature

Print Name: Blair Christner

Address: 4190 Main Street
Brown City, MI 48416

State of Michigan

County of Sanilac

Shelley Young
2nd Witness Signature

Print Name: Shelley Young

Address: 4190 Main St.
Brown City Mi
48416

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online
notarization on June 3, 2024, by **Linda K. Marsh, Individually and as Successor**
Trustee of the Lemoine Don Baker Living Trust Agreement u/t/d 5/1/00, who ☒ is/are personally known
to me or who () produced a valid _____ as identification.

Blair Christner

Notary Public Signature

Printed Name: Blair Christner

My Commission Expires: 09-20-2029

(NOTARY SEAL)

