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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504921



Doc Stamp-Deed: \$3,745.00

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.: 265596-93

WARRANTY DEED

This indenture made on **June 09, 2026** by **Michael Gerrin Moore and Jaimie Lynne Moore, husband and wife**, whose address is: 52 Arctic Springs, Jefferson, IN 47130 hereinafter called the "grantor", to **Richard K. Hornick and Tracy L. Hornick, husband and wife**, whose address is: 206 Cherry Court, Nazareth, PA 18064, 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:

Lot 106, Englewood Isles, Unit 5, according to the plat thereof, as recorded in Plat Book 25, Page(s) 26, 26A through 26C, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0486120026**

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.

Michael Gerrin Moore
Michael Gerrin Moore

Jaimie Lynne Moore
Jaimie Lynne Moore

Signed, sealed and delivered in our presence:

Erin E. Bishop
1st Witness Signature

Bethan Denney
2nd Witness Signature

Print Name: Erin E. Bishop

Print Name: Bethan Denney

Address: 4127 UNI Drive
Jeffersonville, IN 47130

Address: 1261 VANCE AVE
NEW ALBAUGH, IN 47150

State of Indiana

County of Clark

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on June 5, 2024, by **Michael Gerrin Moore and Jaimie Lynne Moore**, who (☐) is/are personally known to me or who (☒) produced a valid driver's licenses as identification.

Erin E. Bishop
Notary Public Signature
Printed Name: Erin E. Bishop
My Commission Expires: 10/23/2028

(NOTARY SEAL)

