

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078618 2 PG(S)**

6/10/2026 11:00 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505368

Doc Stamp-Deed: \$945.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-473
Parcel ID: 0789011016
Consideration: \$135,000.00

Warranty Deed

Know All Men By These Presents that, **John M. Ruh and Joan R. Ruh, husband and wife**, (henceforth referred to as "Grantor") of **46 Springbrook Shores Drive, Elma, NY 14059**, for consideration paid, grant to **George Shepherd Schulte and Glenda Jacquelyn Schulte, husband and wife**, (henceforth referred to as "Grantee") of **397 Catamaran Court, North Port, FL 34287**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Unit 16, of HARBOR ISLES CONDOMINIUM, Section I, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1363, Page 1210 and according to the Plat thereof recorded in Condominium Book 14, Page 2, of the Public Records of Sarasota County, Florida, together with all amendments thereto and an undivided interest in the common elements appurtenant thereto.
Together with Retired Mobile Home Titles with VIN FLFL2AA07792729 and FLFL2BA07792729 and Title Nox 19116709 and 19116710.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, the said, Grantor, hereunto set by hands and seals this 9th day of June, 2026

WARRANTY DEED

Denise Lynn Hoffman-Day
Witness #1 Signature

Denise Lynn Hoffman-Day
Witness #1 Printed Name

P.O. Address: 3300 Transit Rd

Orchard Park, NY 14127

Karen D. Trouskie
Witness #2 Signature

Karen Trouskie
Witness #2 Printed Name

P.O. Address: 7200 Fowlerville Rd

Springville, NY 14141

John M. Ruh
John M. Ruh
Joan R. Ruh
Joan R. Ruh

STATE OF NEW YORK
COUNTY OF Erie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of June, 2026, by John M Ruh and Joan R Ruh, ☐ who is/are personally known to me or ☒ who has/have produced NY Drivers License as identification.

Denise Lynn Hoffman-Day
Signature of Notary Public

Denise Lynn Hoffman-Day
Print, Type/Stamp Name of Notary

DENISE LYNN HOFFMAN-DAY
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01H06408983
COMM. EXP. 9/14/2028

WARRANTY DEED