

6/10/2026 2:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505518

Prepared by and return to:

Derin Parks, Esquire
Grimes Galvano, PL
1023 Manatee Avenue West
Bradenton, Florida 34205
(941) 748-0151

Doc Stamp-Deed: \$7,210.00

Parcel ID#: 2036160056

PP\$1,030,000.00

Doc Stamps: \$7,210.00

Rec. Fee: \$_____

WARRANTY DEED

THIS WARRANTY DEED, is made this 10th day of June, 2026, by and between **Ryan Reichelt and Julianne Reichelt, husband and wife**, whose address is 50 Shore Road, Cold Spring Harbor, NY 11724 (collectively referred to herein as "Grantor"), and **Edwin W. Crooks III and Susan Alice Crooks, husband and wife**, whose address is 1917 Bahia Vista Street, Sarasota, FL 34239 (collectively referred to herein as "Grantee").

WITNESSETH

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, their successors and assigns forever the following described real property in Sarasota, Florida:

**LOT 3, BLOCK "E", AVONDALE, AS PER PLAT THEREOF RECORDED
IN PLAT BOOK 1, PAGES 72 AND 73, OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.**

To have and hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to taxes and assessments for the year 2026 and subsequent years, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of record.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the day and year first above written.

Witnesses:

[Signature]

Signature of Witness

Ramela Cayne

Printed Witness Name

Address: 1623 Manatee Ave W.
Bradenton, FL 34205

[Signature]

Ryan Reichelt

[Signature]

Signature of Witness

Karen L. Calyer

Printed Witness Name

Address: 1023 Manatee Ave W.
Bradenton, FL 34205

STATE OF FLORIDA

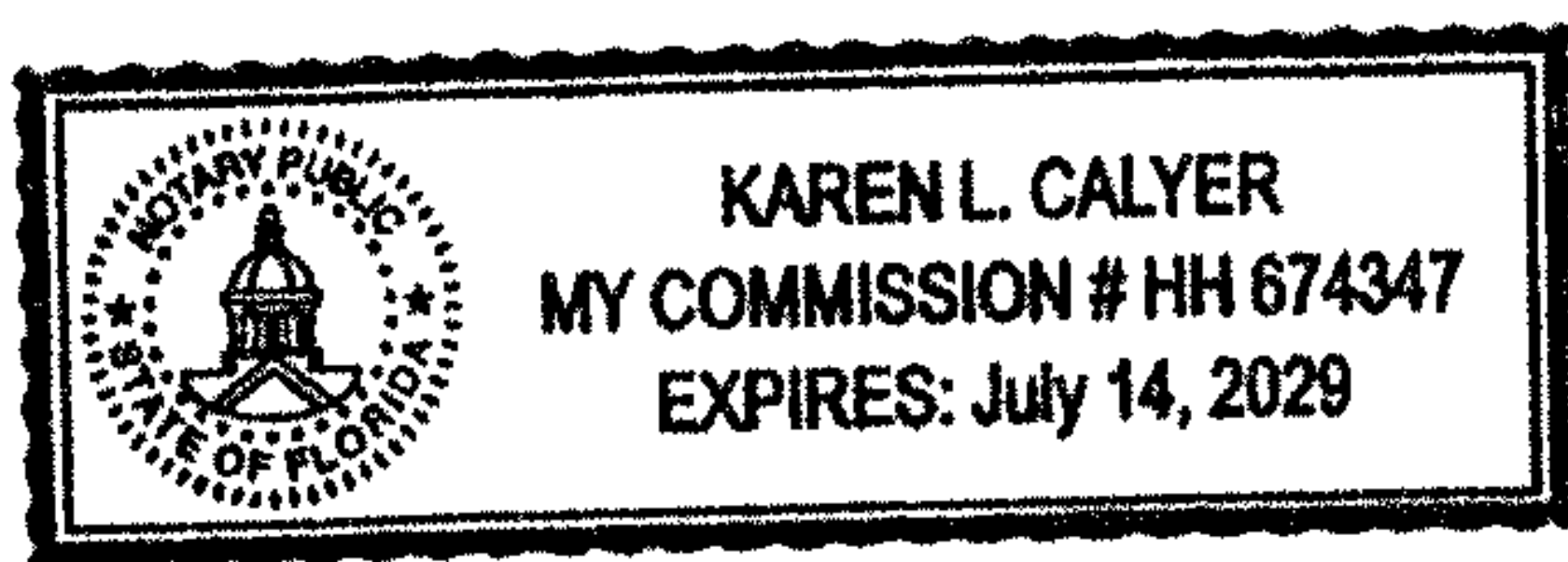
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 10 day of June, 2026, by **Ryan Reichelt**, who is (☐) personally known to me or who has (☒) produced NY DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]

Signature of Notary Public

(Notary Seal)



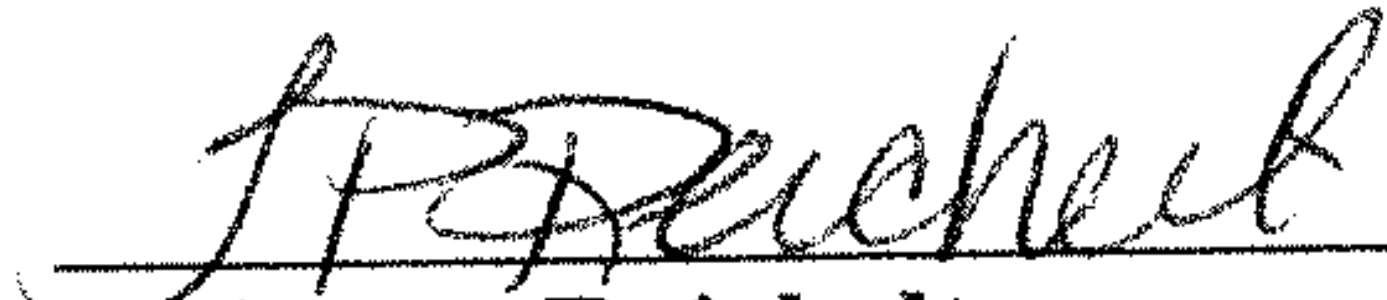
Karen L. Calyer

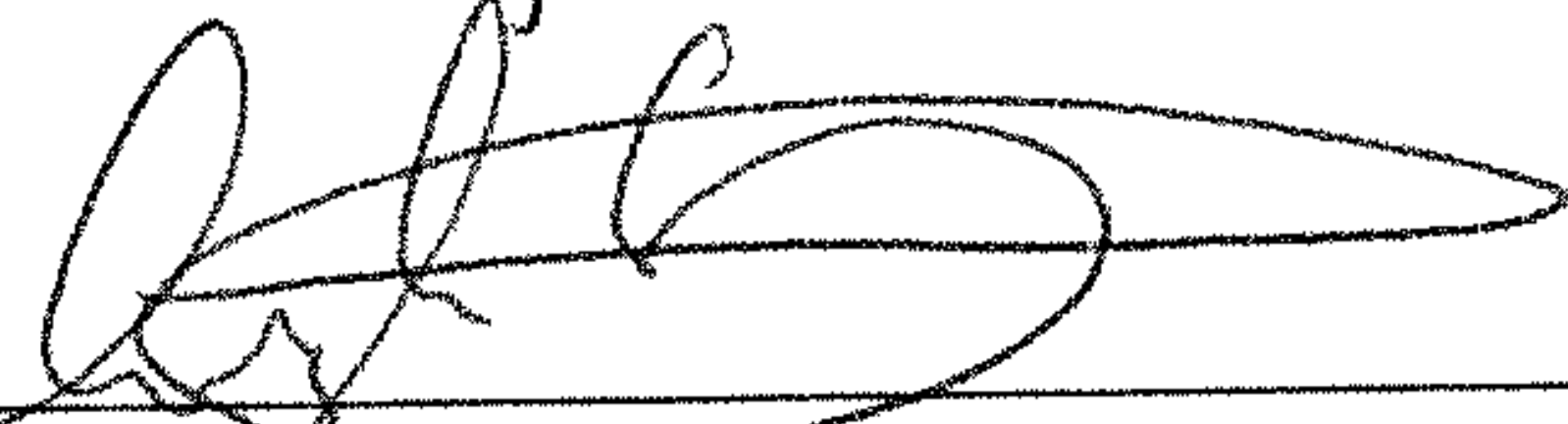
Print Name of Notary Public

My Commission Expires: 7-14-2029

Witnesses:

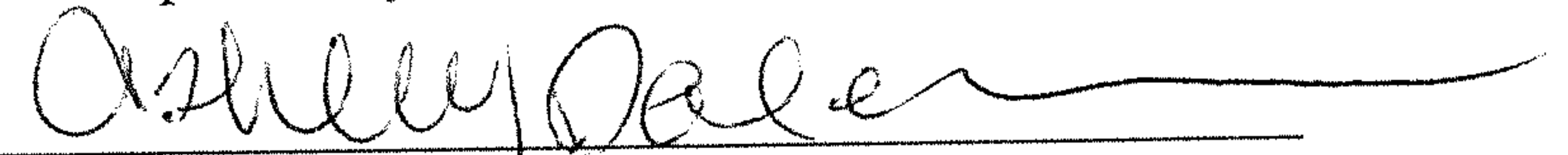

Signature of Witness
Ashley Dalessandro
Printed Witness Name
Address: 380 main street
huntington NY 11743


Julianne Reichelt

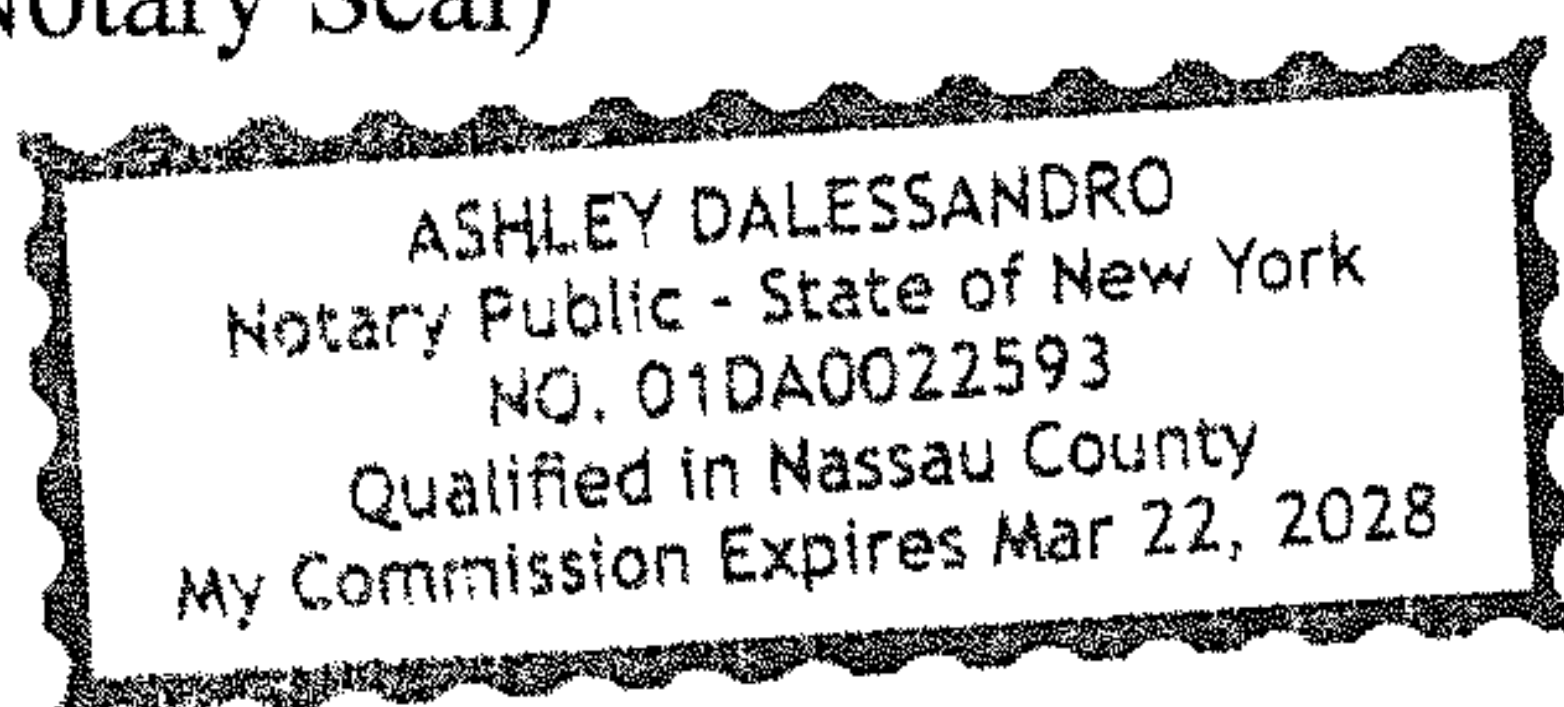

Signature of Witness
ANGELA EHRARI
Printed Witness Name
Address: 246 CEDAR ROAD
EAST NORTHPORT NY 11731

STATE OF NEW YORK
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 8 day of June, 2026, by **Julianne Reichelt**, who is () personally known to me or who has () produced Drivers license as identification. If no type of identification is indicated, the above-named person is personally known to me.


Signature of Notary Public

(Notary Seal)



Ashley Dalessandro
Print Name of Notary Public

My Commission Expires: 3/22/2028