

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079258 2 PG(S)**

Consideration: \$3,350,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47641-001

6/11/2026 12:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3505923

Doc Stamp-Deed: \$23,450.00

Property Appraiser's Parcel ID No.: 2039-01-0112

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 9th day of June, 2026, by and between **EMILY K. STROUD AND ROBERT S. STROUD, wife and husband**, whose address is **15 Paradise Plaza #137, Sarasota, FL 34239** (hereinafter "GRANTOR"), and **MICHAEL S. JOHNSON AND ELLEN JOHNSON, husband and wife, as tenants by the entirety**, whose address is **1774 Cherokee Drive, Sarasota, FL 34239** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

THE EAST 1/2 OF LOT 12, BLOCK "E", CHEROKEE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 156, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Mallory Bauer
P.O. Address 3700 S Tamiami
Sarasota FL 34239

(2) [Signature]
Printed Name Lenore Treiman
P.O. Address 1350 Main St 1606
Sarasota FL 34236

GRANTOR:
[Signature]
Emily K. Stroud
[Signature]
Robert S. Stroud

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 5th day of June, 2026, by Emily K. Stroud and Robert S. Stroud, () who are personally known to me or (X) who have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

