

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080715 2 PG(S)

Prepared by and Recording requested by:
John Wickman
Wickman Law Group PLLC
46 North Washington Boulevard
Ste. 15
Sarasota, FL 34236

File Number: WLG-4648.1Z
Consideration: \$580,000.00

6/12/2026 5:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3507105

Doc Stamp-Deed: \$4,060.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of June 10, 2026 **Jerry Hayes and Ann Louise Hayes, husband and wife**, (henceforth referred to as “Grantor”) of **166 Southampton Place South, Venice, FL 34293**, for consideration paid, grant to **Merlin R. Schlabach and Miriam A. Schlabach, husband and wife**, (henceforth referred to as “Grantee”) of **13251 County Road 22, Middlebury, IN 46540**, 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:

LOT 10, BLOCK 1, VILLAGE GREEN CLUB ESTATES, UNIT "A", ACCORDING TO THE
PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 47 AND 47A, OF THE PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID 0059160008

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

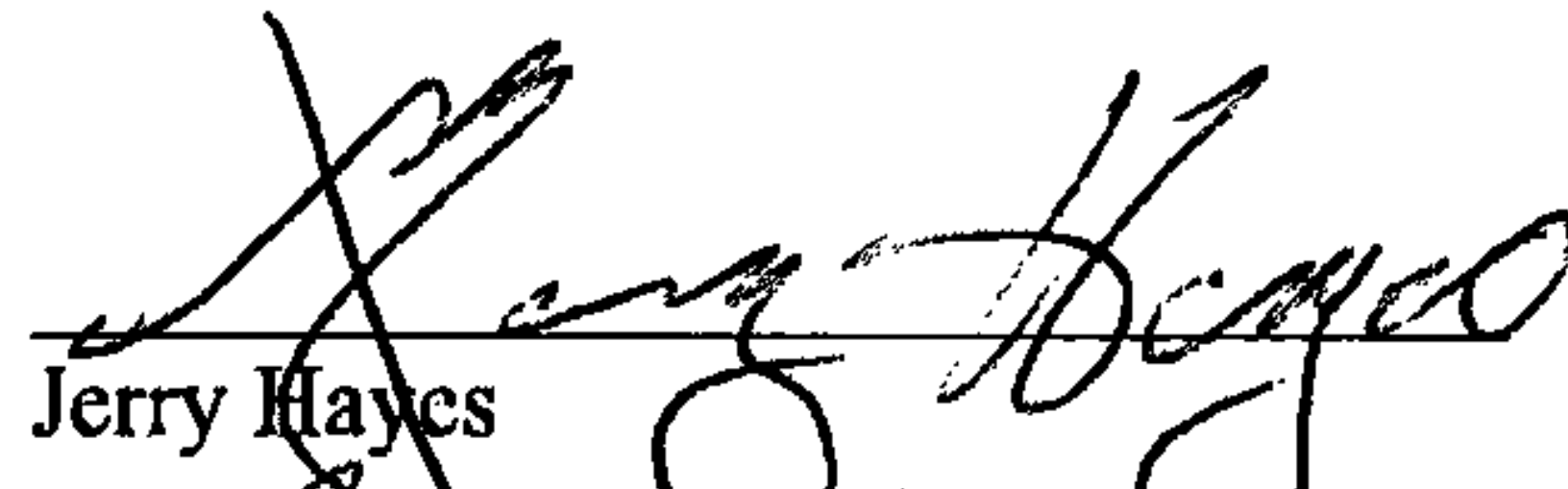
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

(Signature and notary page to follow)

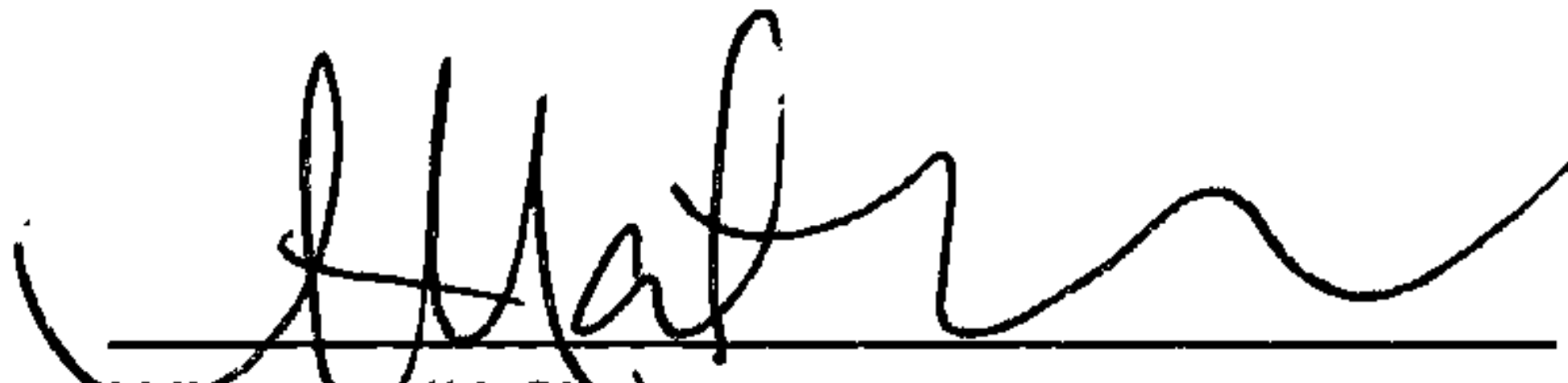
WARRANTY DEED

(Signature and notary page for Warranty Deed)

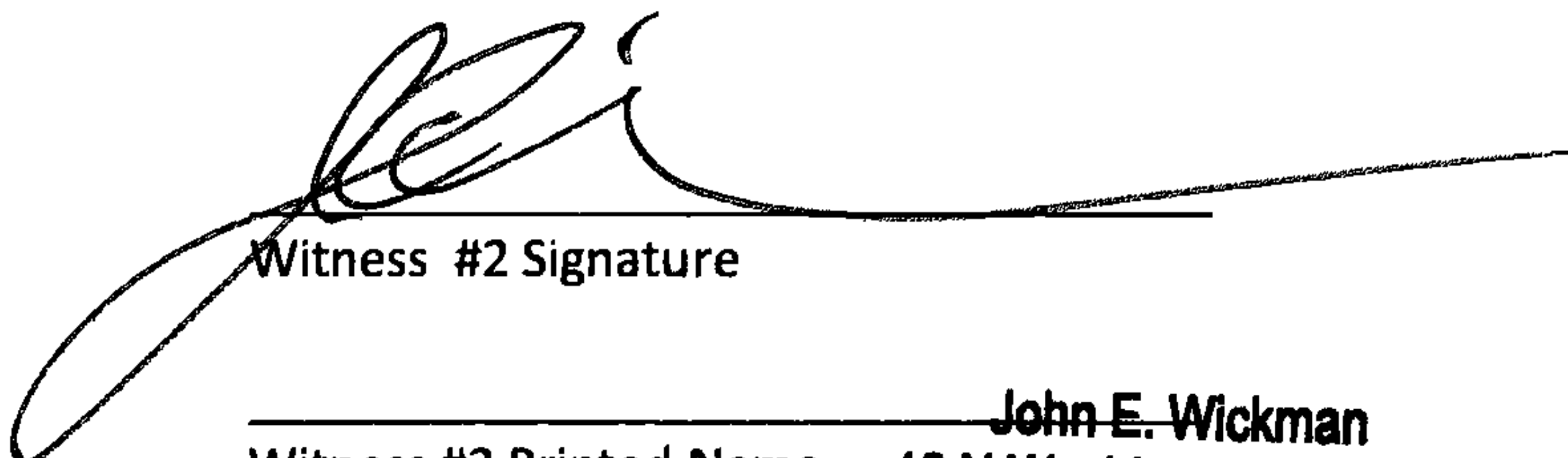
In Witness Whereof, the said, **Grantor**, has/have hereunto set his/her/their hand(s) and seal(s) this 10th day of June, 2026.


Jerry Hayes

Ann Louise Hayes


Witness #1 Signature

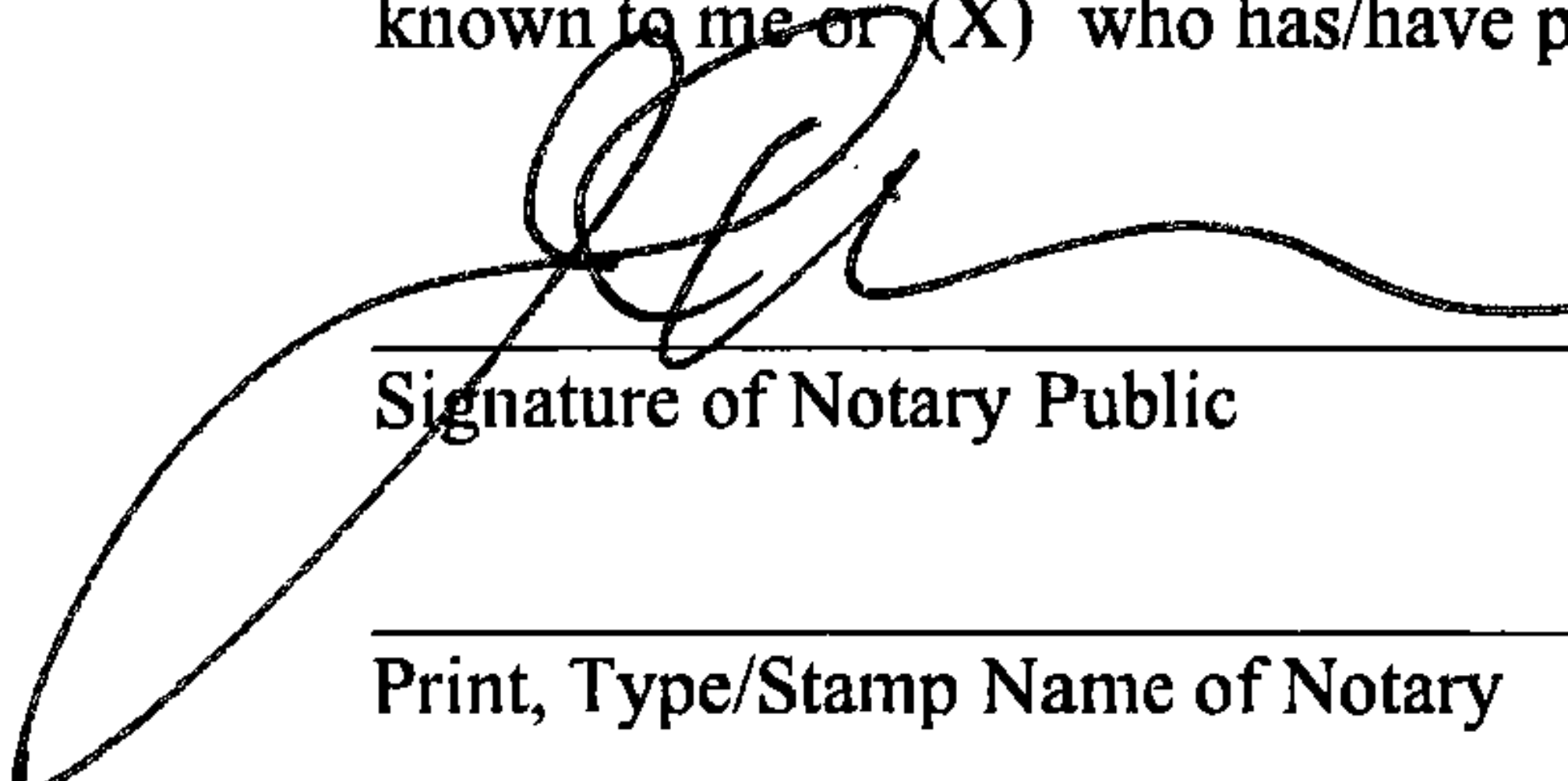
Witness #1 Printed Name **Leather M. Mathews**
P.O. Address: **46 N Washington Blvd #15**
Sarasota, FL 34236


Witness #2 Signature

Witness #2 Printed Name **John E. Wickman**
P.O. Address: **46 N Washington Blvd #15**
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 8th day of June, 2026, by Jerry Hayes and Ann Louise Hayes, () who is/are personally known to me or (X) who has/have produced FL DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

