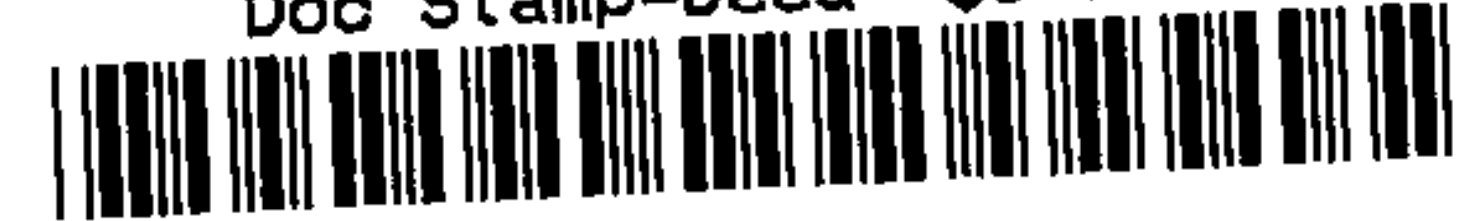


RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026083186 2 PG(S)  
June 18, 2026 09 47 23 AM  
KAREN E RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed \$0 70



**Prepared by and return to.**

**Thomas A. Dozier**  
**Attorney at Law**  
**Dozier & Dozier, Attorneys at Law**  
**2407 Fruitville Road**  
**Sarasota, FL 34237**  
**941-953-5797**  
**File Number: 7420**

**Consideration: \$100.00**

**Documentary Stamp Tax: \$00.70**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 1<sup>st</sup> day of June, 2026 between **JUDY A. MASS**, a married person, whose post office address is **4522 Chimney Creek Drive, Sarasota, FL 34235**, Grantor, and **CHRISTOPHER S. HEIMBUCH**, a single person, whose post office address is **1321 Pattison Avenue, Sarasota, FL 34239**, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

**An undivided one-half interest in Lot 21, Block "A", WILDWOOD GARDENS SUBDIVISION, as per the plat thereof, recorded in Plat Book 5, Page 19, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0055040064**

**Property Address: 1330 Rhodes Avenue, Sarasota, Florida 34239.**

**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**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

Judy A. Mass  
JUDY A. MASS, Grantor

Thomas A. Dozier  
Thomas A. Dozier, Witness  
2407 Fruitville Road  
Sarasota, FL 34237

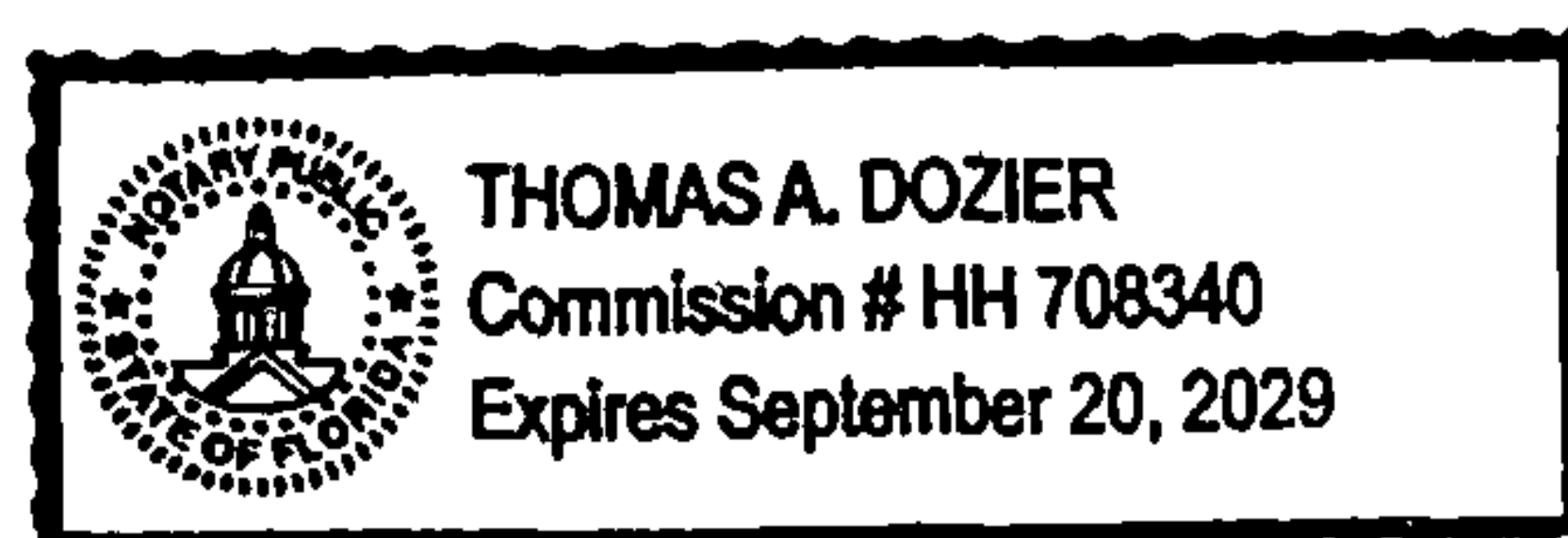
Barbara A. Palmer  
Barbara A. Palmer, Witness  
2407 Fruitville Road  
Sarasota, FL 34237

—  
—  
STATE OF FLORIDA     )

COUNTY OF SARASOTA )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
17<sup>th</sup> day of June, 2026, by JUDY A. MASS, a married person, who ☒ is personally known or ☐ has produced  
\_\_\_\_\_ as identification

[Notary Seal]



Thomas A. Dozier  
Thomas A. Dozier, Notary Public

My Commission Expires: September 20, 2029