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INSTRUMENT # 2026083368 2 PG(S)

Prepared by and return to:
Lori A. Wellbaum
Wellbaum Law, P.A.
686 North Indiana Avenue
Englewood, FL 34223

6/18/2026 12:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3509403

File No 2026-83

Doc Stamp-Deed: \$3,416.00

Parcel Identification No 0494150013

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM SECTION 689.02, F.S.)

This indenture made the 18th day of June, 2026 between **Dallis A. Lindley and Teri Nicholas, individually and as Co-Successor Trustees of the Nicholas Family Trust dated December 29, 2000, as amended and restated**, whose post office address is 17311 Summer Lake Court, Granger, IN 46530, Grantor, to **John Earl Kaleugher, Jr. and Tina Mocerri Kaleugher, husband and wife**, whose post office address is 24190 28 Mile Road, Ray, MI 48096, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 89, Oak Forest Phase I, according to the plat thereof as recorded in Plat Book 43, Page 36, Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

Grantor herein covenants that subject property is not their homestead nor contiguous to their homestead.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nicholas Family Trust dated December 29, 2000, as amended and restated

By: Dallis A. Lindley
Dallis A. Lindley, individually and as Co- Successor Trustee
17311 Summer Lake Court, Granger, IN 46530
Address

By: Teri Nicholas
Teri Nicholas, individually and as Co- Successor Trustee
1461 Berkshire Dr, South Bend, IN 46614
Address

<u>[Signature]</u> SIGNATURE OF WITNESS #1 PRINT NAME: <u>Marilyn Cornell</u>	<u>10540 Washburn</u> <u>Oxford, IN 46564</u> WITNESS 1 ADDRESS
<u>[Signature]</u> SIGNATURE OF WITNESS #2 PRINT NAME: <u>KRISTINA KELERTY-MCKENZIE</u>	<u>500 Hawthorne Dr</u> <u>Ellettsville, IN 47420</u> WITNESS 2 ADDRESS

STATE OF Indiana
COUNTY OF St Joseph

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2026, by Dallis A. Lindley and Teri Nicholas, individually and as Co- Successor Trustees of the Nicholas Family Trust dated December 29, 2000, as amended and restated, ☐ who is/are personally known to me or ☒ who has/have produced Drivers Licenses as identification.

Cynthia S Switalski
Signature of Notary Public
Cynthia S Switalski
Print, Type/Stamp Name of Notary



CYNTHIA S. SWITALSKI
Notary Public
State of Indiana
Commission No. NP0722377
My Commission Expires
September 11, 2027