

6/22/2026 10:46 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510295



SUNBELT
TITLE AGENCY

Doc Stamp-Deed: \$2,625.00

Prepared by and Return to:

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-03928

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This Warranty Deed

Made this 16th day of June, 2026 by **Deborah Jean McCulloch and Richard Keith Ramsey, Wife And Husband**, hereinafter called the Grantor, to **Tywana L German and Les A German, Wife and Husband**, whose post office address is: **1195 Collier Pl, Venice, FL 34293**, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 38 of GRAND PALM, PHASE 1A, according to the map or plat thereof as recorded in Plat Book 48, Page 5, 5A, through 5W, inclusive of the Public Records of Sarasota County Florida.

Parcel Identification Number: 0757030038

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Witness: (Signature)

Signed, sealed and delivered in our presence:

Sequonia Jones

Witness: (Signature)

Printed Name Sequonia Jones

7750 Wolfgang Place

Address

Indianapolis, IN 46239

City, State, Zip

Tene Jones

Witness: (Signature)

Printed Name Tene Jones

7750 Wolfgang Place

Address

Indianapolis, IN 46239

City, State, Zip

State of Indiana

County of Hamilton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of June, 2026, by Richard Keith Ramsey, who: ☐ is personally known to me or ☒ produced Driver's License as identification.

Tene Jones

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

Richard Keith Ramsey

Richard Keith Ramsey

18322 Depoe Lane

Westfield, IN 46074

TENE JONES
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0747656
My Commission Expires Mar 20, 2031

Signed, sealed and delivered in our presence:

Witness: (Signature)

Printed Name Jennifer Lynn Flodin

304 W. Venice Ave Ste. 302
Address

Venice, FL 34285
City, State, Zip

Witness: (Signature)

Printed Name Juwia A. Sestir

13516 Wildwater Ct.
Address

Panama FL 32409
City, State, Zip

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of June, 2026, by Deborah Jean McCulloch, who: ☐ is personally known to me or ☒ produced Indiana DL as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

