

Prepared by and return to:
Gary Kauffman Esq.
Kauffman Thompson, PLLC
1990 Main Street
Suite 725
Sarasota, FL 34236
(941) 479-3006
File No 7335.00001

6/22/2026 12:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3510563

Doc Stamp-Deed: \$7,035.00

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Warranty Deed

This Warranty Deed is made effective as of the 22nd day of June, 2026 by **NOEL RETTIG and JENNIFER JOHNSON (a/k/a JENNIFER TAYLOR JOHNSON), husband and wife**, whose post office address is: **14635 Eagle Branch Drive, Nokomis, FL 34275**, hereinafter called the Grantor, to **HARVEY B. WASSERMAN and MARIANNE J. WASSERMAN, husband and wife** whose post office address is: **14635 Eagle Branch Drive, Nokomis, FL 34275**, 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 **\$1,005,000.00** and other valuable considerations, 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**, to-wit:

LOT 15, HAMMOCK PRESERVE, PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 32, 32A THROUGH 32K, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A/K/A 5508 Eagle Creek Rd, Sarasota, FL 34238

Parcel ID Number: 0138-07-0022

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

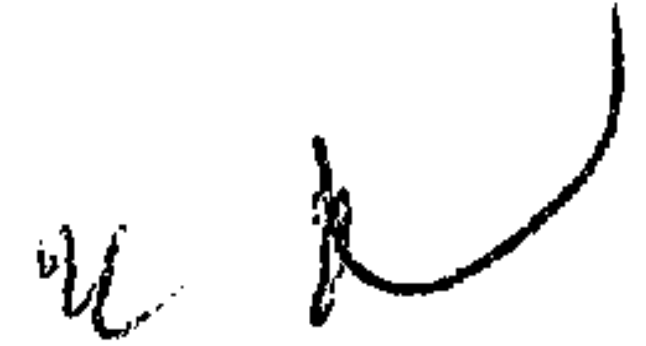
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

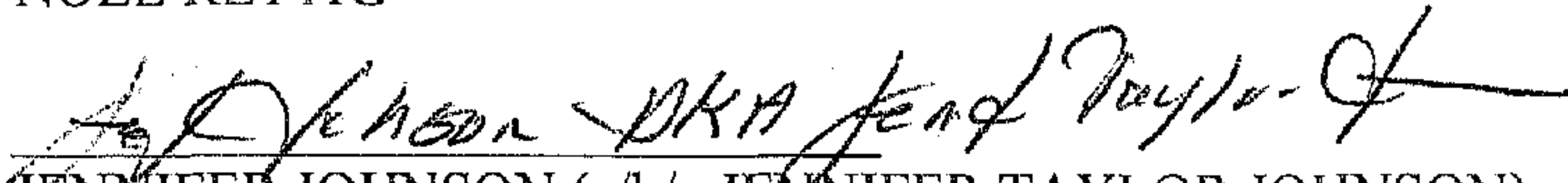
To Have and to Hold, the same in fee simple forever.

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 and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal as of the Effective Date as first above written.

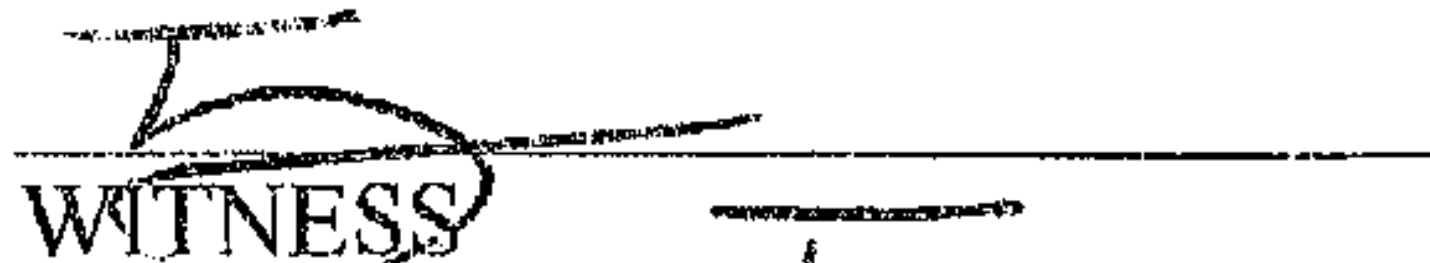
Signed, sealed and delivered in our presence:


NOEL RETTIG


JENNIFER JOHNSON (a/k/a JENNIFER TAYLOR JOHNSON)


WITNESS
PRINT NAME: Janek Tice
(Witness as to all Signers)

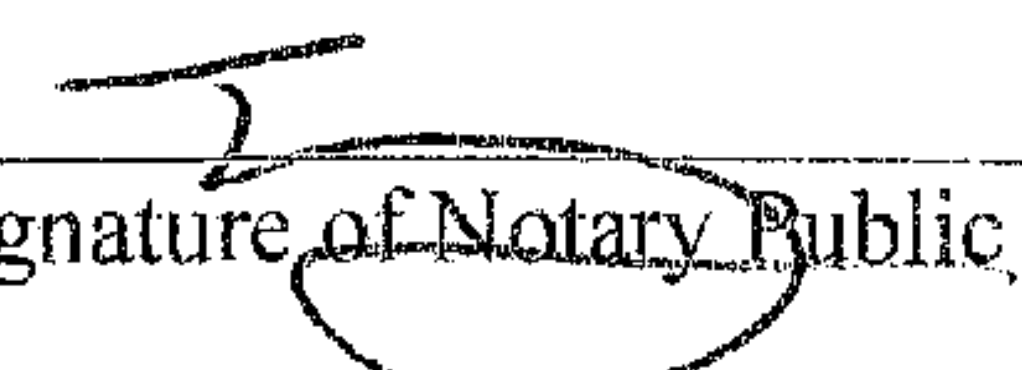
8439 Woodbridge Dr.
Sarasota, FL 34238
WITNESS 1 ADDRESS


WITNESS
PRINT NAME: Tonya Ezell
(Witness as to all Signers)

5517 Trevelton Pl
Palmetto FL 34221
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 18th day of June, 2026, by NOEL RETTIG and JENNIFER JOHNSON (a/k/a JENNIFER TAYLOR JOHNSON), () who is/are personally known to me or (X) who has/have produced _____ FL DL _____ as identification.


Signature of Notary Public
Tonya Ezell
Print, Type/Stamp Name of Notary

