

6/22/2026 3:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510777

Doc Stamp-Deed: \$3,045.00

Prepared by and return to:

Hayley Baldinelli

Premier Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 212-1820

File No: 2026-6632

Purchase Price: \$435,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$3,045.00

Parcel Identification No.: 0046060039

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this June 16th, 2026, between **Michael D. Fingerle and Rebecca C. Fingerle, husband and wife, Individually and as Co-Trustees of The Fingerle Trust dated March 16, 2017, and any amendments thereto**, whose post office address is **2027 Paige Meadows Court, Hixson, TN 37343**, hereinafter referred to as the “GRANTOR”, to **Amy Merced and Michael Merced, wife and husband, as tenants by the entirety**, whose post office address is **5528 Burnt Branch Circle, Sarasota, FL 34232**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

Lot 41, of FOREST CREEK, according to the plat thereof as recorded in Plat Book 43, pages 11, 11A through 11C, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

The named GRANTOR herein represent that they are the sole trustee(s) of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the GRANTEE.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Edward Keeler
Printed Name: Edward Keeler
P.O. Address: 4528 Poinciana St
LBTS, FL 33308

The Fingerle Trust dated March 16, 2017, and any amendments thereto

By: Michael Dean Fingerle
Michael D. Fingerle, Individually and as Co-Trustee

WITNESSES #2:

Nicole Beckford
Printed Name: Nicole Beckford
P.O. Address: 1000 River Reach Dr
Ft Lauderdale, FL 33315

By: Rebecca Cummins Fingerle
Rebecca C. Fingerle, Individually and as Co-Trustee

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization this 14 day of June, 2026, by Michael D. Fingerle and Rebecca C. Fingerle, husband and wife, Individually and as Co-Trustees of The Fingerle Trust dated March 16, 2017, and any amendments thereto.

Nicole Beckford
Signature of Notary Public Nicole Beckford
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓

Type of Identification Produced: driver license

Notarized online using audio-video communication technology

