

6/26/2026 11:44 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512821

Doc Stamp-Deed: \$854.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-268
Parcel ID: 0384140034
Consideration: \$122,000.00

Warranty Deed

Know All Men By These Presents that, **John Ferrari, Jr, Personal Representative of Estate of Linda S Hauschild**, (henceforth referred to as "Grantor") of **7100 South Beneva Road, Sarasota, FL 34238**, for consideration paid, grant to **Broken6 LLC, an Ohio Limited Liability Company**, (henceforth referred to as "Grantee") of **1665 Ginder Road Northwest, Lancaster, OH 43130**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 13, Mobile City - Unit # 4, according to plat thereof as recorded in Plat Book 9, Page 37, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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 accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 25th day of June, 2026

[Signature]
Witness #1 Signature
Ryan U Kohol
Witness #1 Printed Name

P.O. Address: 12653 SW CR 769, STE A
LAKE SUZY, FL 34269

[Signature]
Witness #2 Signature
MAGGIE SCHULTHEIS
Witness #2 Printed Name

P.O. Address: 12653 SW CR 769, STE A
LAKE SUZY, FL 34269

STATE OF FLORIDA
COUNTY OF DE SOTO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of June, 2026, by John Ferrari, Jr, Personal Representative of Estate of Linda S Hauschild, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

[Signature]
Signature of Notary Public
MAGGIE SCHULTHEIS
Print, Type/Stamp Name of Notary



Estate of Linda S Hauschild

By: [Signature] PERSONAL REPRESENTATIVE
John Ferrari, Jr, Personal Representative