

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026091473 2 PG(S)**

7/6/2026 1:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3516003

Doc Stamp-Deed: \$1,365.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-540
Parcel ID: 0087072507
Consideration: \$195,000.00

Warranty Deed

Know All Men By These Presents that, **Gail Eisner, and Karen Kramer, a single woman**, (henceforth referred to as "Grantor") of **809 Highland Ave, Oak Park, IL 60304**, for consideration paid, grant to **Jonathan M. Graves, Trustee of Jonathan M Graves Trust dated December 20, 2024**, (henceforth referred to as "Grantee") of **2982 Grand Avenue, Kansas City, MO 64108**, 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:

Unit 3262 of CROOKED CREEK CONDOMINIUMS, SECTION SIX, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1674, Page 1994, and according to the Plat thereof recorded in Condominium Book 22, Pages 21 and 21A through 21E, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

***This property is not the homestead of the Grantor(s).**

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 6th day of July, 2026

WARRANTY DEED

Anita M Dockett
Witness #1 Signature

ANITA M DOCKETT
Witness #1 Printed Name

P.O. Address: 723 N. Leamington Ave
Chicago, IL 60644

Alyse C. Dockett
Witness #2 Signature

Alyse C. Dockett
Witness #2 Printed Name

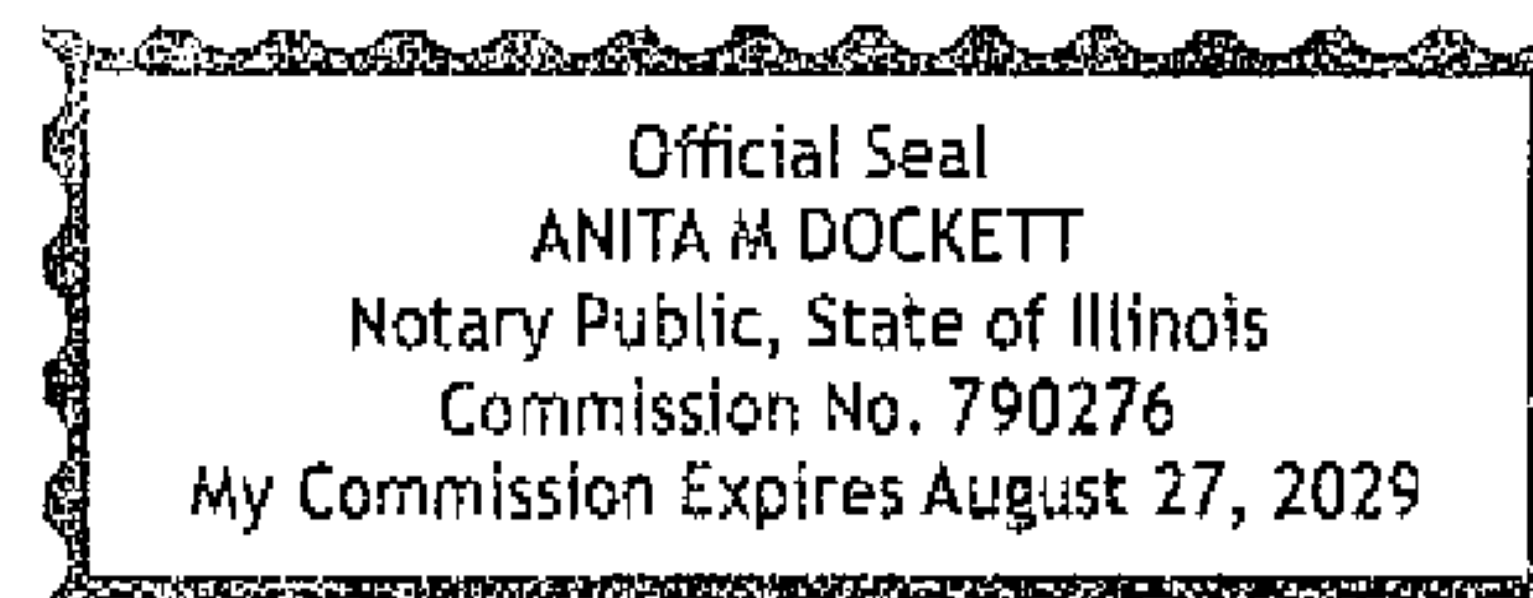
P.O. Address: 723 N. Leamington
Ave. Chicago IL 60644

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of July, 2026, by Gail Eisner and Karen Kramer, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

Anita M Dockett
Signature of Notary Public

ANITA M DOCKETT
Print, Type/Stamp Name of Notary



WARRANTY DEED