

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026093034 3 PG(S)**

7/8/2026 2:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517257

Doc Stamp-Deed: \$2,030.00

Consideration: \$290,000.00

Prepared by and return to:
Proof Title, LLC
Attn:Aimee Bushway
50 South Lemon Avenue
Sarasota, FL 34236
PTL-26-329

Property Appraiser's Parcel ID No.: Property 1:
0060-14-0015

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 7th day of July, 2026, by and between **Deborah Ann Troyer, f/k/a Deborah Ann Keim, a married woman, joined by her spouse Joseph Keim, and Robert Keim, an unmarried man**, whose address is **9185 County Road 292, Millersburg, OH 44654** (hereinafter "GRANTOR"), and **Sean Overholt, a single man**, whose address is **2611 Huntington Avenue, Sarasota, FL 34232** (hereinafter "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 19 AND THE SOUTH 25 FEET OF LOT 21, BLOCK B, ORANGE GROVE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with 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.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Michael V. McKelvey
P.O. Address 911 N. Clay St.
Millersburg, OH 44654

GRANTOR:

[Signature] f/k/a Deborah Ann Keim
Deborah Ann Troyer, f/k/a Deborah Ann Keim
[Signature]
Joseph Troyer

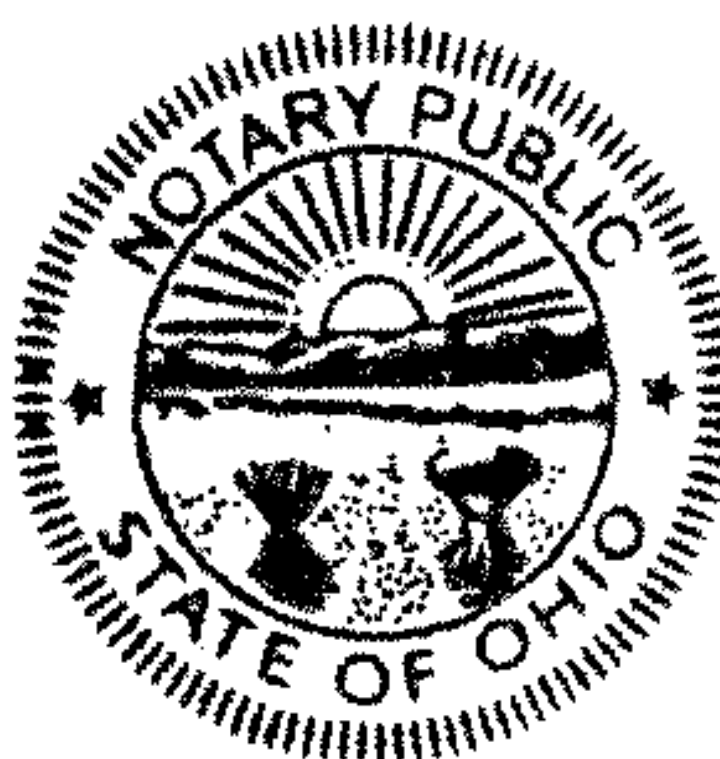
(2) [Signature]
Printed Name Dateshia Masters
P.O. Address 911 N. Clay St.
Millersburg, OH 44654

STATE OF Ohio
COUNTY OF Holmes

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2026, by Deborah Ann Troyer, f/k/a Deborah Ann Keim and Joseph Troyer, ☐ who is/are personally known to me or ☒ who has/have produced Valid Florida Driver's License as identification.

[Signature]
Signature of Notary Public

Michael V. McKelvey
Print, Type/Stamp Name of Notary



Michael V McKelvey
Notary Public, State of Ohio
My Commission Expires
2, 18, 2031

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Devan L Dwinger
Printed Name Devan L. Dwinger
P.O. Address 721 N. Franklin St.
Greensburg, IN 47240

GRANTOR:

Robert Keim
Robert Keim

(2) Mia M Battalton
Printed Name Mia M Battalton
P.O. Address 221 N. Franklin St
Greensburg, IN 47240

STATE OF INDIANA
COUNTY OF Decatur

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 7th day of July, 2026, by Robert Keim, (☐) who is/are personally known to me or (☒) who has/have produced identification card as identification.

Laura L. Litmer
Signature of Notary Public

Print, Type/Stamp Name of Notary

