

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026093783 2 PG(S)**

7/9/2026 4:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517910

Consideration: \$470,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49657-001

Doc Stamp-Deed: \$3,290.00

Property Appraiser's Parcel ID No.: 0052-07-0039

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of July, 2026, by and between **TARA DIEKMANN, A SINGLE WOMAN, AND JARRET ANTHONY LEEK, A SINGLE MAN**, whose address is **418 Windy Hills Drive, Washington, MO 63090** (hereinafter "GRANTOR"), and **KIMBERLY TURNER AND MAEGAN TURNER, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY**, whose address is **830 Hammockwood Court, 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 87, UNIT 2, WOODLAND PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 11 THROUGH 11D, 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.

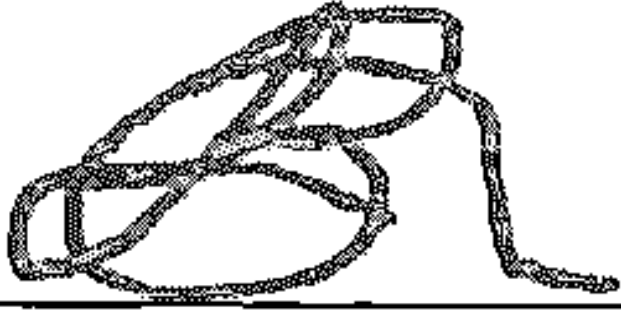
(acknowledgment signatures on following page)

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)



Printed Name Lori Anita Moore Bartley

P.O. Address _____

8900 Research Park Dr.; The Woodlands, TX 77381

GRANTOR:



Tara Diekmann



Jarret Anthony Leek

(2)



Printed Name Broderick Thomas

P.O. Address 600 W. 6th Street, Suite 400

Fort Worth, TX 76102

STATE OF Texas
COUNTY OF Johnson

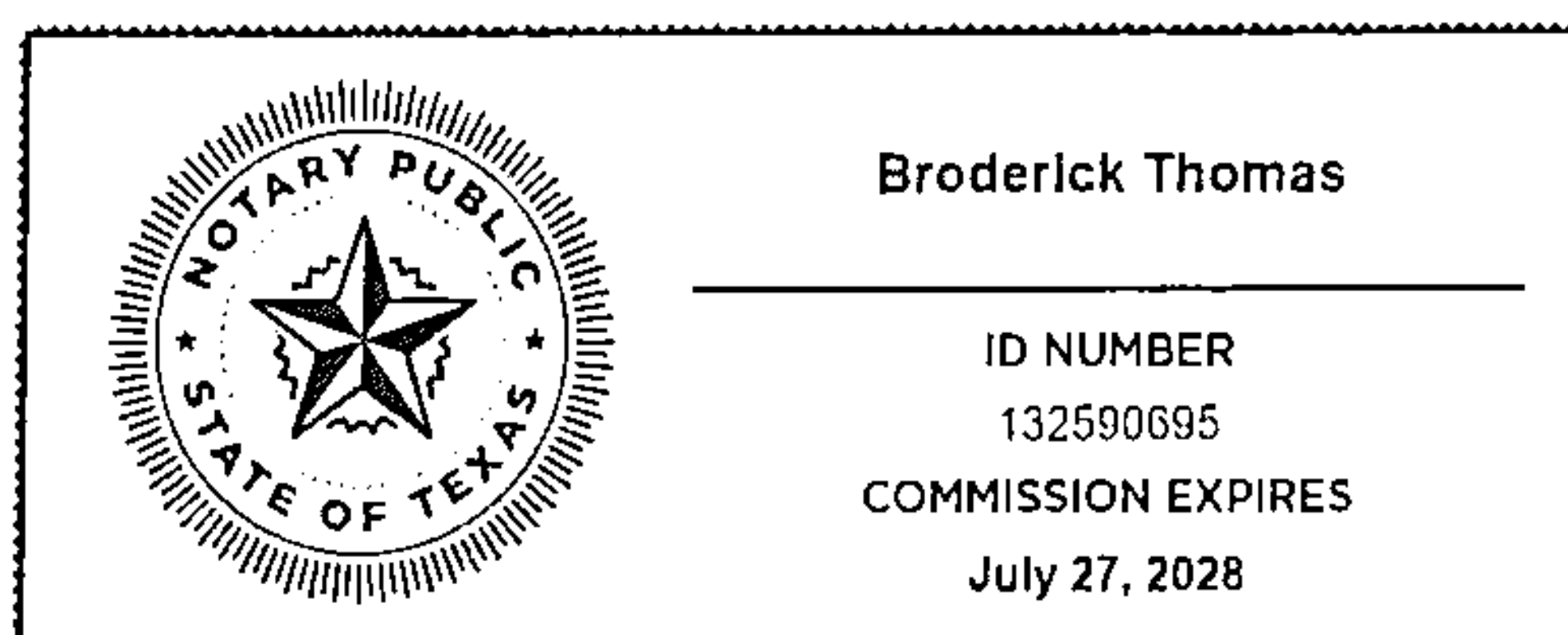
The foregoing instrument was acknowledged before me by means of () physical presence or (☒) online notarization, this 6th day of July, 2026, by Tara Diekmann and Jarret Anthony Leek, () who is/are personally known to me or (☒) who has/have produced Driver License as identification.



Signature of Notary Public

Broderick Thomas

Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.