

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094202 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518298

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 332509.423316

Doc Stamp-Deed: \$5,103.00

Consideration: \$729,000.00
Doc Stamps: \$5,103.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 10th day of July, 2026, by **Simon Colin Wick**, a single man, and **Lisa Marie Blackburn**, a single woman, whose post office address is 8840 Henry Road, Unit 236, Longs, SC 29568 ("Grantor") to **John T. Howell and Patricia A. Howell**, husband and wife, whose post office address is 7712 Sandhill Lake Drive, Sarasota, FL 34241 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

LOT 28, THE HIGHLANDS UNIT 3, ACCORDING TO THE
MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK
31, PAGE 49, OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0031010012.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]
Witness#1 Print: Lyndsey Shae Stortz
Witness #1 Address: 240 S. Pineapple Ave
Sarasota, FL 34236

Witness#2 Sign: [Signature]
Witness#2 Print: Juan C. Villaverde
Witness #2 Address: 240 S. Pineapple Ave
Sarasota, FL 34236

[Signature]
Simon Colin Wick
Address: 8840 Henry Road, Unit 236
Longs, SC 29568

[Signature]
Lisa Marie Blackburn
Address: 8840 Henry Road, Unit 236
Longs, SC 29568

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of July, 2026, by Simon Colin Wick and Lisa Marie Blackburn.



Lyndsey Shae Stortz
Comm.: HH 491038
Expires: Feb. 25, 2028
Notary Public - State of Florida

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification ☒
Type of identification produced FL Drivers License