

7/10/2026 1:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518376

Doc Stamp-Deed: \$8,575.00

Prepared by and return to:

Sara Huddleston

Infanti Law Firm

1605 Main Street

Suite 1112

Sarasota, FL 34326

(941) 289-3929

File No: 2026-6618

Purchase Price: \$1,225,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$8,575.00

Parcel Identification No.: 0075030016

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this July 10th, 2026, between **Bruce T. Wacker and Janet L. Wacker, husband and wife, Individually and as Trustees of The Bruce T. Wacker and Janet L. Wacker Revocable Living Trust, dated December 11, 2023**, whose post office address is 310 East Seabright Road, Ocean City, NJ 08226, hereinafter referred to as the “GRANTOR”, to **Eric Blanc and Patricia O. Blanc, husband and wife**, whose post office address is 2323 Pine Terrace, Sarasota, FL 34231, hereinafter referred to as the “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 7, Block K, RIDGEWOOD, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 132, of the Public Records of Sarasota County, Florida.

Together with all 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.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

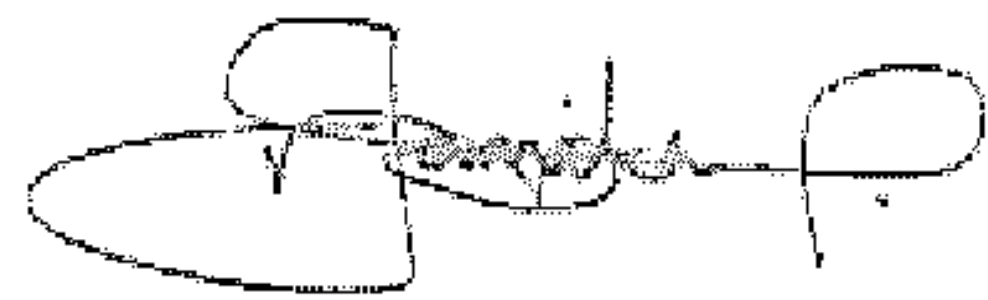
The named GRANTOR herein represent that they are the sole trustee(s) of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the GRANTEE.

To have and to hold the same in fee simple forever.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

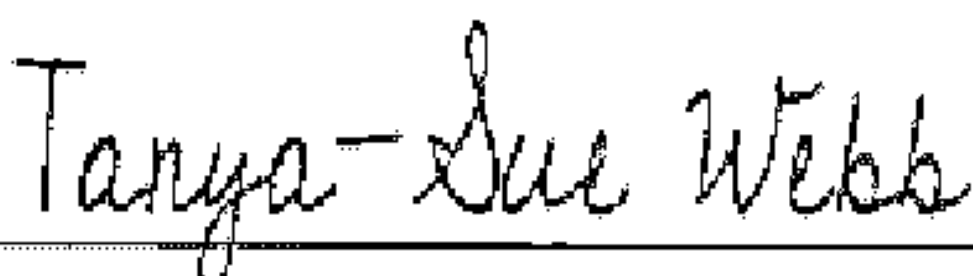


Printed Name: Jamila S. Grant

P.O. Address: 4955 Rain Shadow Drive

St. Cloud, FL 34772

WITNESSES #2:



Printed Name: Tanya-Sue Webb

P.O. Address: 2293 Tay Wes Drive

St. Cloud, FL 34771

**The Bruce T. Wacker and Janet L. Wacker
Revocable Living Trust, dated December 11, 2023**

By: Bruce T. Wacker

Bruce T. Wacker, Individually and as Trustee

By: Janet Lynn Wacker

Janet L. Wacker, Individually and as Trustee

STATE OF Florida

COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization this 10th day of July, 2026, by Bruce T. Wacker and Janet L. Wacker, husband and wife, Individually and as Trustees of The Bruce T. Wacker and Janet L. Wacker Revocable Living Trust, dated December 11, 2023.

Notarized online using audio-video communication technology



Jamila S. Grant

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓

Type of Identification Produced: FL DRIVER'S LICENSE

