

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094304 2 PG(S)**

Prepared by (and return to):

Erin H. Christy, Esq.



1515 Ringling Boulevard, Suite 320
Sarasota, FL 34236

Consideration: \$1,075,000.00
Doc Stamps: \$7,525.00
Recording Fee: \$18.50

Parcel Identification Number(s): 0265070001

7/10/2026 1:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518381

Doc Stamp-Deed: \$7,525.00

WARRANTY DEED

This Warranty Deed is made effective this 9th day of July, 2026, by Thomas J. Rich, an unmarried widower, whose post office address is 7055 Heritage Hunt Drive, Apt 211, Gainesville, VA 20155, hereinafter referred to as "Grantor", to Laura Brook Baumberger, whose post office address is 5125 Willow Leaf Drive Sarasota, FL 34241, hereinafter referred to as "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 1, BENT TREE VILLAGE SUBDIVISION, UNIT 3,
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT
BOOK 30, PAGE 14, OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.

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:

Witness#1 Sign: Lisa J. Boruck
Witness#1 Print: Lisa J. Boruck
Witness #1 Address: 2000 Weber St
Sarasota FL 34239

Thomas J. Rich
Thomas J. Rich

Witness#2 Sign: Stephanie A Klackl
Witness#2 Print: Stephanie A Klackl
Witness #2 Address: 1515 Ringling Blvd.,
Suite 320
Sarasota, Florida 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of July, 2026, by Thomas J. Rich, who ☐ is personally known to me, or ☐ has produced Fla ID as identification.

(SEAL)



STEPHANIE A. KLACKL
Commission # HH 655782
Expires April 7, 2029

Stephanie A Klackl
Notary Public
Print Name: _____
My Commission Expires: _____