

7/16/2026 12:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520538

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: Jill Bowen, Esq.

Our File Number: 332399.423638

Doc Stamp-Deed: \$2,366.00

Consideration: \$338,000.00

Doc Stamps: \$2,366.00

Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 15th day of July, 2026, by **Myron N. Nickel and Terri L. Nickel**, husband and wife, whose post office address is 2215 Pelican Drive, Sarasota, FL 34237 ("Grantor") to **Timothy Gerald Evans and Erika Nicole Evans**, husband and wife, as tenants by the entirety, whose post office address is 5809 Beaurivage Avenue, Sarasota, FL 34243 ("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 4, Block 136, SOUTH GATE, UNIT NO. 31, according to the plat thereof recorded in Plat Book 10, Page 63, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0058140017.

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

Grantor does hereby certify that the above-described property does not now and has never in the past constituted Grantor's homestead.

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: JILL BOWEN

Witness #1 Address: 240 South Pineapple Avenue, 9th Floor
Sarasota, FL 34236

Witness#2 Sign: [Signature]

Witness#2 Print: LYNDSEY STOKER

Witness #2 Address: 240 South Pineapple Avenue, 9th Floor
Sarasota, FL 34236

[Signature]
Myron N. Nickel

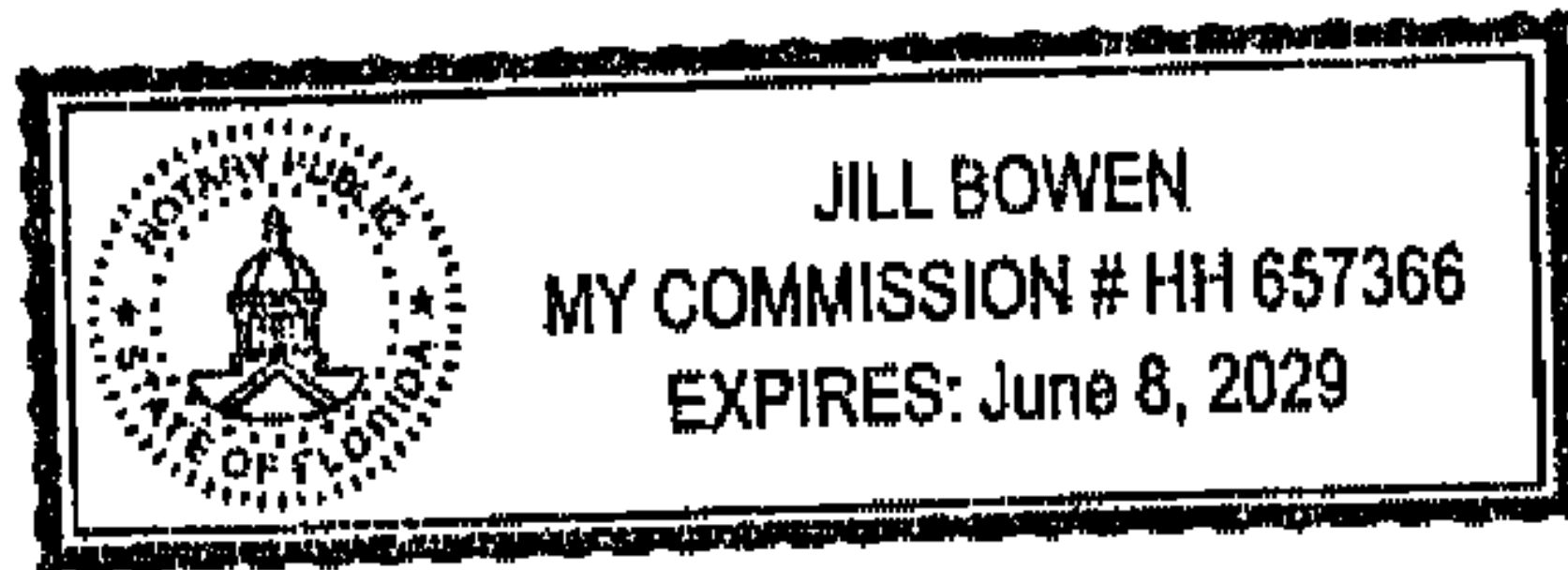
Address: 2215 Pelican Drive
Sarasota, FL 34237

[Signature]
Terri L. Nickel

Address: 2215 Pelican Drive
Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of July, 2026, by Myron N. Nickel and Terri L. Nickel.



[Signature]
Notary Public

Print Name: _____

My Commission Expires: _____

Personally Known (OR) Produced Identification X
Type of identification produced FL ID