

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100056 2 PG(S)**

7/22/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523257

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29434

Doc Stamp-Deed: \$3,150.00

Consideration: \$450,000.00

General Warranty Deed

Made this July 22, 2026 By **Lyle T. Wathier and Brenda L. Wathier, husband and wife**, whose post office address is: 10501 Emilie Lane Apt. 3106, Orland Park, Illinois 60467, hereinafter called the Grantor, to **Sara Nunez, an unmarried woman**, whose post office address is: 8335 Nice Way, Sarasota, Florida 34238, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Lot 37, of PARCEL "G" AT TURTLE ROCK, according to the Plat thereof, as recorded in Plat Book 38, Pages 23, 23A through 23C, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0121010035**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

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And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: ① Gabriela Kuchki
Witness # 1 Printed Name: ① Gabriela Kuchki
Post Office Address: 10501 Emilie Lane
Orland Park, IL 60467

Lyle T. Wathier
Lyle T. Wathier (Seal)

Witness Signature: ② Mike Wilson
Witness # 2 Printed Name: ② Mike Wilson
Post Office Address: 10501 Emilie Ln
Orland Park, IL 60467

Brenda L. Wathier
Brenda L. Wathier (Seal)

State of
County of

I am a Notary Public of the State of Illinois, and my commission expires on 12/02/2028. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this July 15, 2026, by Lyle T. Wathier and Brenda L. Wathier, husband and wife, who is/are personally known to me or who produced passport as identification.



Kara Lynn Candelas
Notary Public
My Commission Expires: 12/02/2028

(SEAL)