

8/5/2026 10:55 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3528658

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: Christopher Stalne, Esq.
Our File Number: 332826.424787

Doc Stamp-Deed: \$8,050.00

Consideration: \$1,150,000.00
Doc Stamps: \$8,050.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 5th day of August, 2026, by **Kevin M. Crouse and Ellen E. Crouse**, husband and wife, whose post office address is 3010 Grand Bay Boulevard, 381, Longboat Key, FL 34228, ("Grantor") to **Robert Westerberg and Linda Westerberg**, husband and wife, whose post office address is 8311 Forest Hills Boulevard, Dallas, TX 75218 ("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:

Unit 432, GRAND BAY - IV, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 1999158369, as thereafter amended; and as per Plat thereof recorded in Condominium Plat Book 33, Page 49, as thereafter amended, of the Public Records Sarasota County, Florida; together with an undivided interest in the common elements appurtenant thereto.

Together with the use of Parking Space No. G-1.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0006021014.

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: Marquesa Cohn
Witness #1 Address: 3060 Mercer University St 110
Atlanta, GA 30341

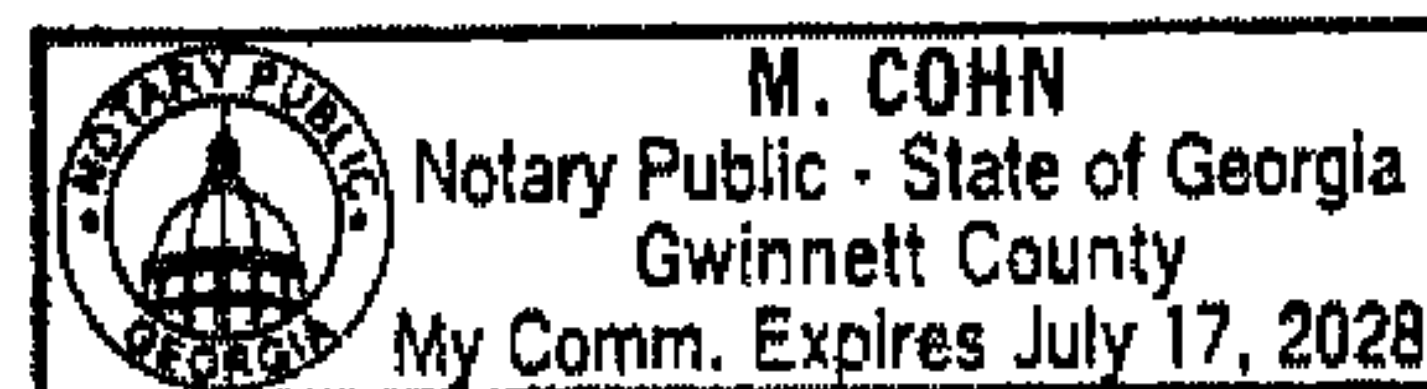
Witness#2 Sign: [Signature]
Witness#2 Print: Wesley Veneal
Witness #2 Address: 4039 Northridge Way Apt 4
Norcross, GA 30093

[Signature]
Kevin M. Crouse
Address: 3010 Grand Bay Boulevard, 381
Longboat Key, FL 34228

[Signature]
Ellen E. Crouse
Address: 3010 Grand Bay Boulevard, 381
Longboat Key, FL 34228

STATE OF Georgia
COUNTY OF Cherokee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of August, 2026, by Kevin M. Crouse and Ellen E. Crouse.



[Signature]
Notary Public
Print Name: M. Cohn
My Commission Expires: 7-17-2028

Personally Known (OR) Produced Identification ☒
Type of identification produced Driver's license - FL