

8/13/2026 2:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532383

Doc Stamp-Deed: \$1,540.00

Prepared by and return to:

JILL C. McCrory

Attorney at Law

McCrory Law Firm

309 Tamiami Trail

Punta Gorda, FL 33950

941-205-1122

File Number: 260294

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **12th** day of **August, 2026** between **SHARON GRIGSBY**, an unremarried widow whose post office address is **615 Roberts Bay Drive, Nokomis, FL 34275**, grantor, and **FOREST HECKER**, a single man whose post office address is **5208 Florida Road, Venice, FL 34285**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lots 13448, 13449 and 13450, South Venice, Unit No. 52, according to plat thereof as recorded in Plat Book 7, Page 19, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0470040039

Subject to taxes for 2026 and subsequent years; covenants, conditions, 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.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Sharon Grigsby (Seal)
SHARON GRIGSBY

Witness Name: Tristan Grigsby

Witness Address : 615 Robert Bay Dr
Wekiva 34275 FL

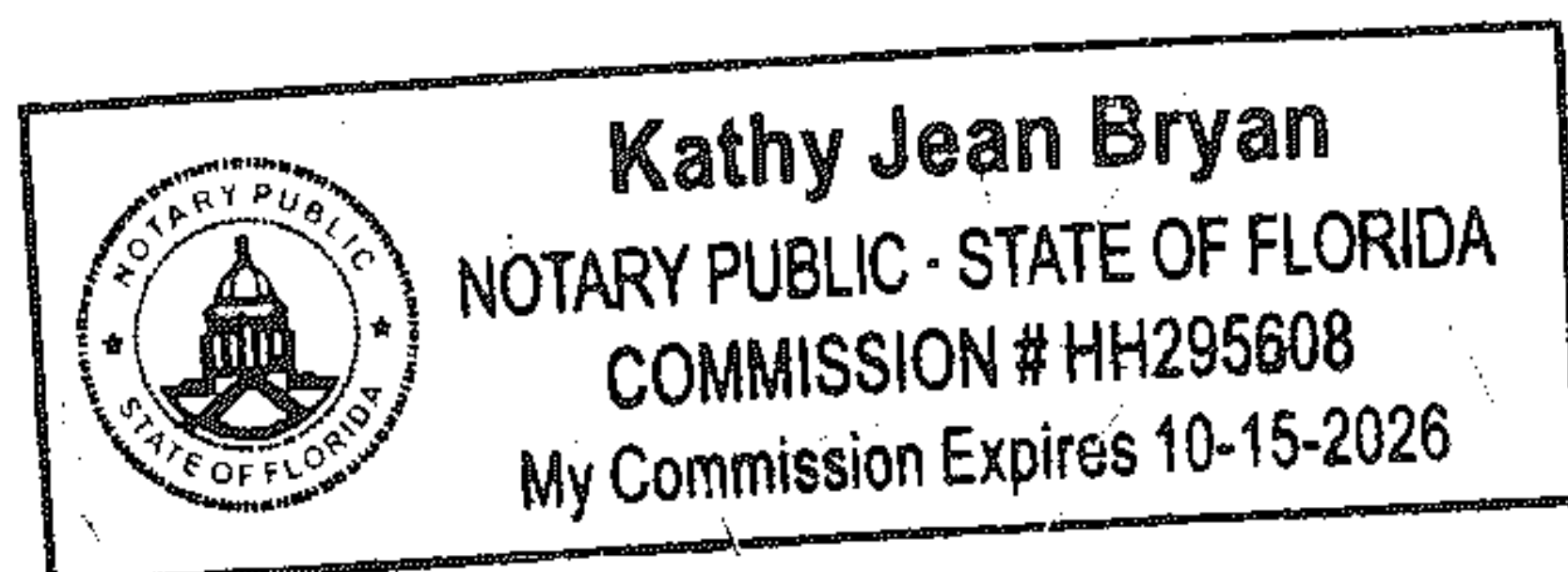
Kathy Jean Bryan
Witness Name: Kathy Jean Bryan

Witness Address : 840 Pamela Dr.
Punta Gorda, FL 33950

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 th day of August, 2026 by SHARON GRIGSBY, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Kathy Jean Bryan
Notary Public
Printed Name: Kathy Jean Bryan
My Commission Expires: 10-15-2026