

8/21/2026 2:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535782

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No: 2026-08-4824
Parcel ID Number: 0041091016

Doc Stamp-Deed: \$2,065.00

WARRANTY DEED

This WARRANTY DEED, made August 21, 2026, by **MARIA CASWELL, AN UNMARRIED WOMAN**, whose address is 115 Wetherby Lane, Danville, KY 40422 (the "Grantor"), to **RICHARD KIRKER AND SHERRY KIRKER, HUSBAND AND WIFE**, whose address is 111 S. Pineapple Ave., Unit 502, Sarasota, FL 34236 (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 TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$295,000.00) and other valuable consideration, 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**, to-wit:

CONDOMINIUM UNIT 142, WOODMAN'S CHART, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1153, PAGE 1498, A AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

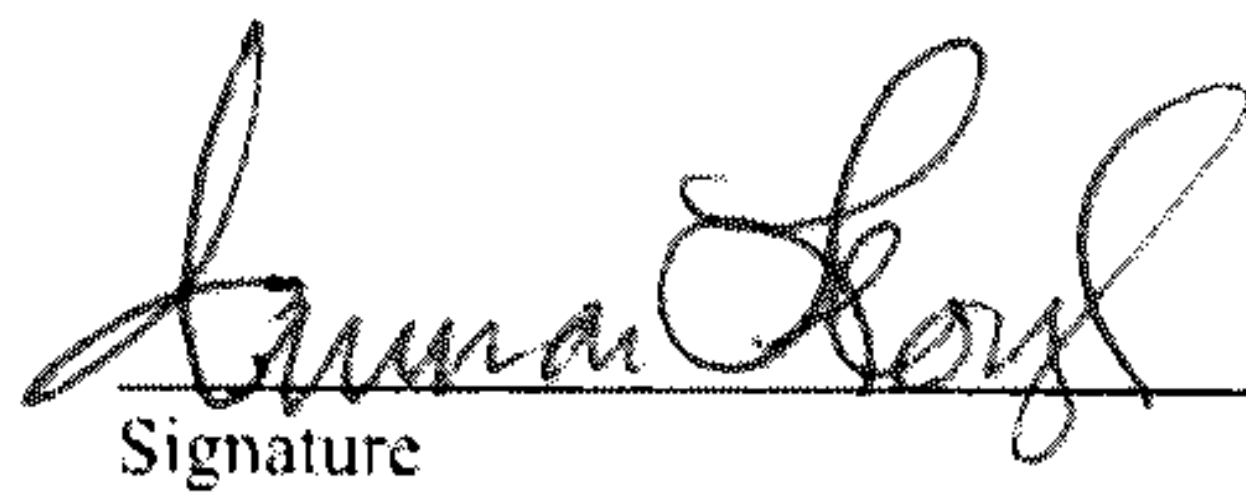
To Have and to Hold the same in fee simple forever.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

-SIGNATURES APPEAR ON NEXT PAGE(S)-

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

Signed, sealed and delivered in our presence:


Signature

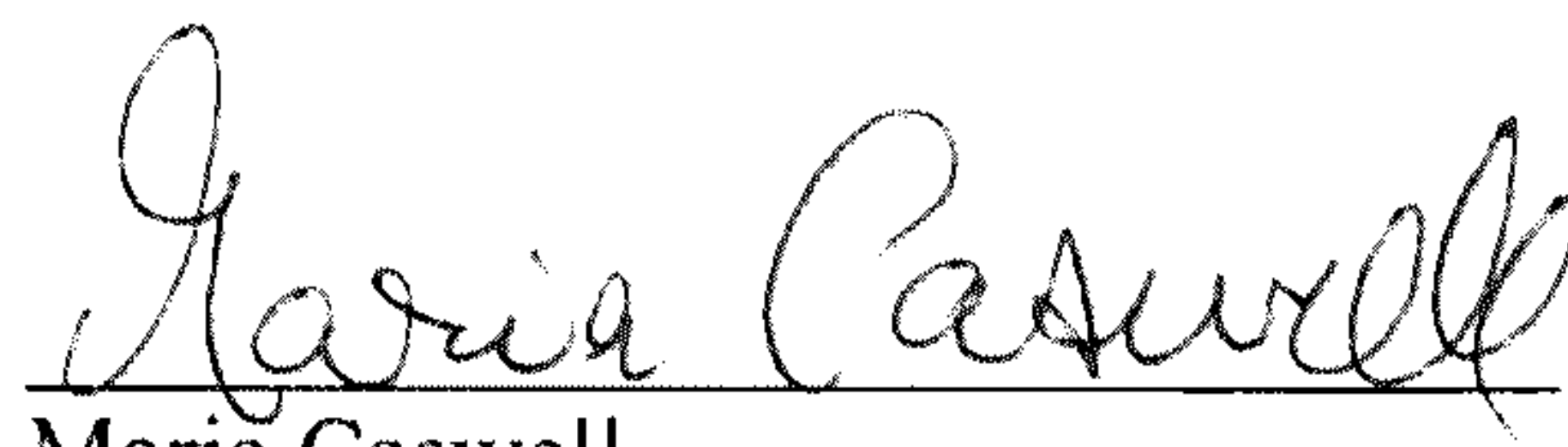
Witness Printed Name Annmarie Lloyd

Witness #1 Address 429 W. Texas Lane
Springfield Ky 40069


Signature

Witness Printed Name Bich Thi Ngoc Norman

Witness #2 Address 119 Ball St
Springfield Ky 40069


Maria Caswell

State of Kentucky
County of Boyle

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 21 day of August, 2026, by Maria Caswell, who is/are ☐ personally known to me or who has/have ☒ produced Michigan D.L. as identification.


Notary Public
Print Name: Bich Thi Ngoc Norman
My Commission Expires: 6-22-2028

Bich Thi Ngoc Norman
Notary Public
Commonwealth of Kentucky
Commission Number KYNP9643
My Commission Expires Jun 22, 2028