

Prepared by and return to:
Lisa Schweit
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239
File Number: 26-343

8/26/2026 2:01 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3537557

Doc Stamp-Deed: \$4,025.00

General Warranty Deed

This Indenture, made this August 25, 2026 A.D. By **John R. Zerkle and Carla E. Zerkle, husband and wife**, whose post office address is: 12630 Winding Creek Lane, Fishers, Indiana 46038, hereinafter called the grantor, to **David R. West and Mary M. West, husband and wife**, whose post office address is: 7687 Uliva 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, viz:

Lot 1076, VILLAGEWALK, UNIT 3B, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 34, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 0118100020

Subject to reservations, restrictions, and easements of record.

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.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

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

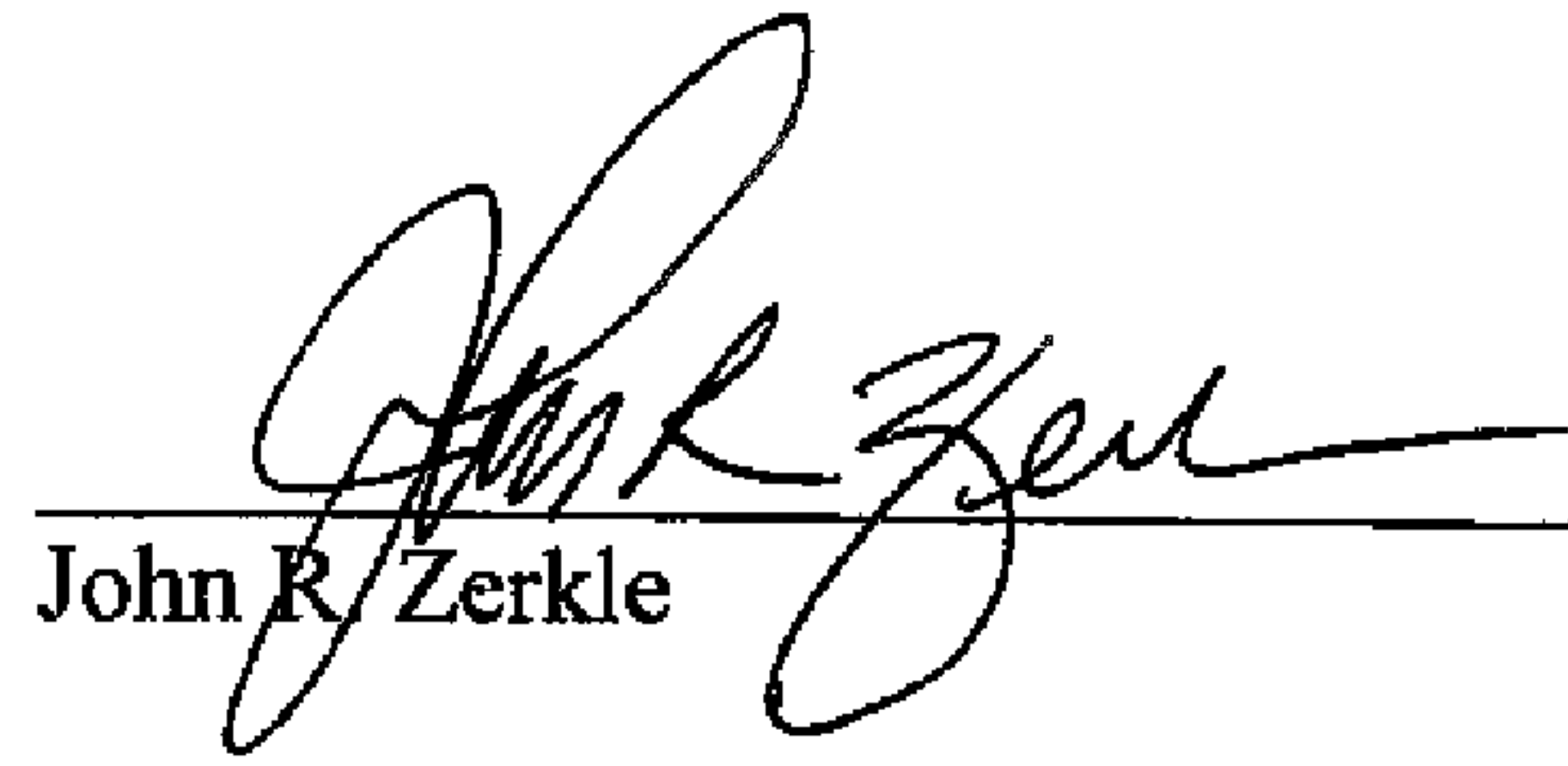
Signed, sealed and delivered in our presence:

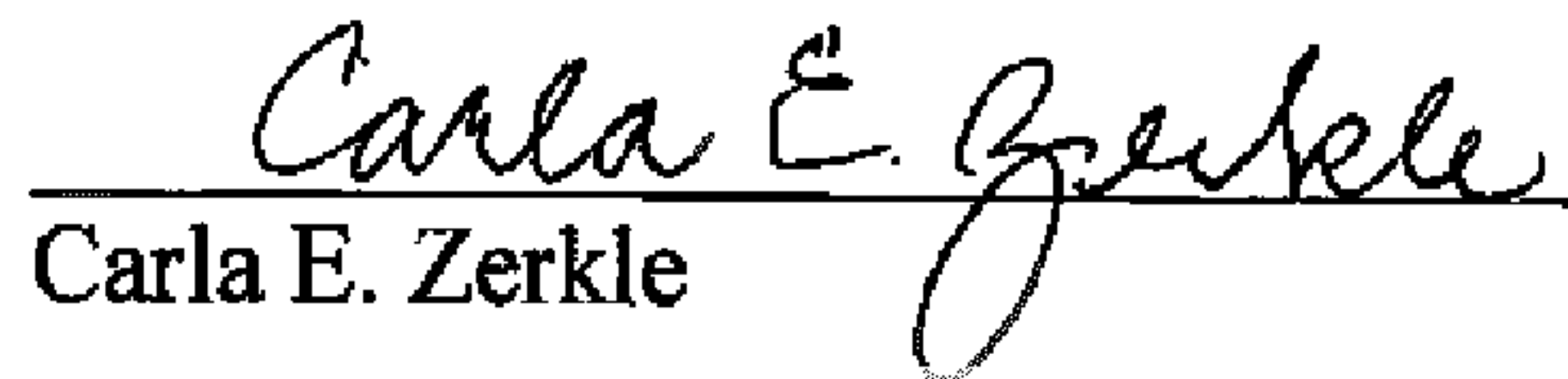

Witness Signature
Print Witness Name: Brenda Mazzone

Print Witness Address: 8109 Camminan Dr
City and zip code: Sarasota FL 34238


Witness Signature
Print Witness Name: Kelly Hatch

Print Witness Address: 2000 Webber St
City and zip code: Sarasota FL 34239

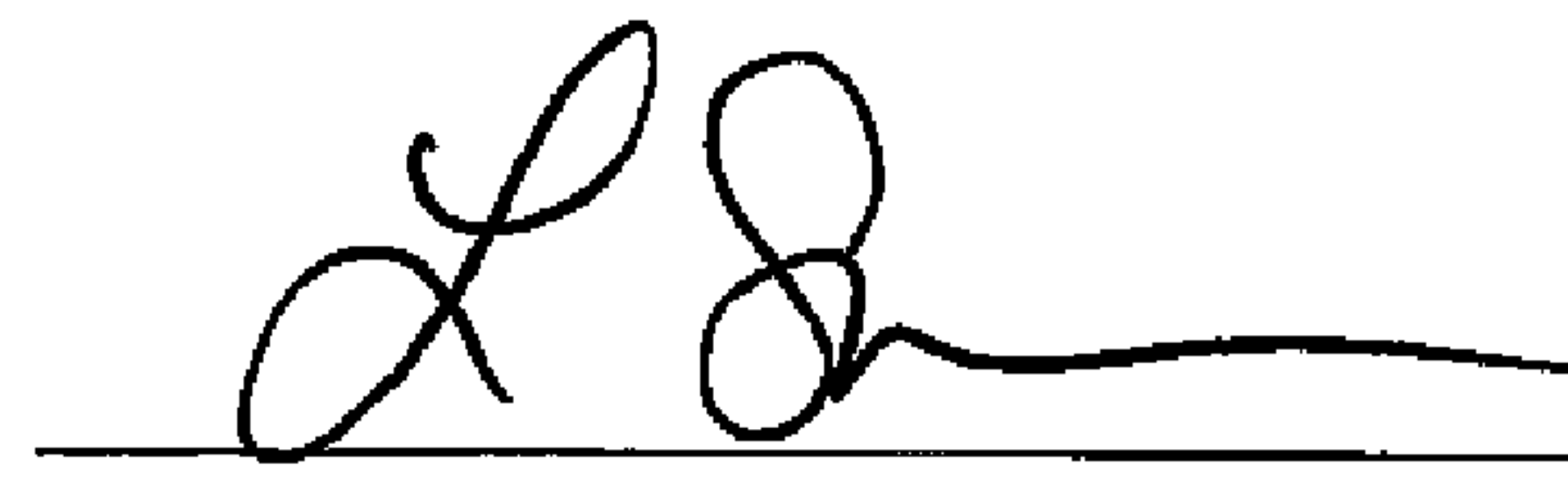

John R. Zerkle


Carla E. Zerkle

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of August, 2026, by John R. Zerkle and Carla E. Zerkle, who is/are personally known to me or who has produced IN DL as identification.

[SEAL]


Notary Public
Print Name: Lisa Schweit

My Commission Expires: Aug 2028

