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INSTRUMENT # 2026116932 2 PG(S)

8/27/2026 11:43 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537918

Prepared by and Return to:
Jennifer D. Archambault
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-722-JDA
Sales Price: Price: \$295,000.00

Doc Stamp-Deed: \$2,065.00

General Warranty Deed

Made this 26th day of August, 2026 By **Shane Wagler, a married man and Mary K. Boerger, an unmarried woman**, whose address is: 401 North Trinity Street, Geneva, AL 36340, hereinafter called the grantor, to **Clair S. Garman and Mary Jane Garman, husband and wife**, whose post office address is: 2112 North Penryn Road, Manheim, PA 17545, 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 8, Bahia Vista Heights, according to the map or plat thereof, as recorded in Plat Book 9, Page 66, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0053040008**

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.

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Hali Phillips
Witness Signature above:

Shane Wagler
401 North Trinity Street, Geneva, AL 36340

Witness print name below:
Hali Phillips

Witness Address:
610 W Maple Ave
Geneva AL 36340

Mary K. Boerger
Mary K. Boerger
401 North Trinity Street, Geneva, AL 36340

Danna Bynum
Witness Signature above:

Witness print name below:
Danna Bynum

Witness Address:
610 W Maple Ave
Geneva, AL 36340

STATE OF AL
COUNTY OF Geneva

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 17 day of August, 2026, by Shane Wagler, and Mary K. Boerger, () who are personally known to me or (X) who have produced Drivers license as identification.

Danna Bynum
Signature of Notary Public

Danna Bynum
Print, Type/Stamp Name of Notary

