

This instrument was prepared by and return to:

Hill & DeWeese, LLC
Keegan T. Shoemaker, Esq.
7737 Olentangy River Rd.
Columbus, OH 43235

Parcel Identification Number:
0033012018

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118773 2 PG(S)
August 31, 2026 04:31:56 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



WARRANTY DEED

This Warranty Deed made this 27th day of August 2026, between **Frederick L. Sprankle and Barbara M. Sprankle, Husband and Wife**, whose post office address is 2302 Narrow Leaf Court, Lewis Center, OH 43035, Grantors, and **Frederick Louis Sprankle and Barbara Mary Sprankle, as Co-Trustees of the Sprankle Family Trust**, dated August 27, 2026, with the full power and authority to protect, conserve, sell, lease, encumber, manage, and/or dispose of said real property pursuant to F.S. 689.073, whose post office address is 2302 Narrow Leaf Court, Lewis Center, OH 43035, Grantee:

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

Unit 18, Woodland Grove, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1659, Page 1123, and all subsequent amendments thereto, and according to the plat thereof, as recorded in Condominium Book 22, Pages 2 through 2C, all of the Public Records of Sarasota County, Florida, together with Parking Space No. 18, designated in said Declaration of Condominium as Limited Common Elements, and together with the undivided interest in Common Elements declared in said Declaration of Condominium to be an appurtenance to the above-described unit.

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

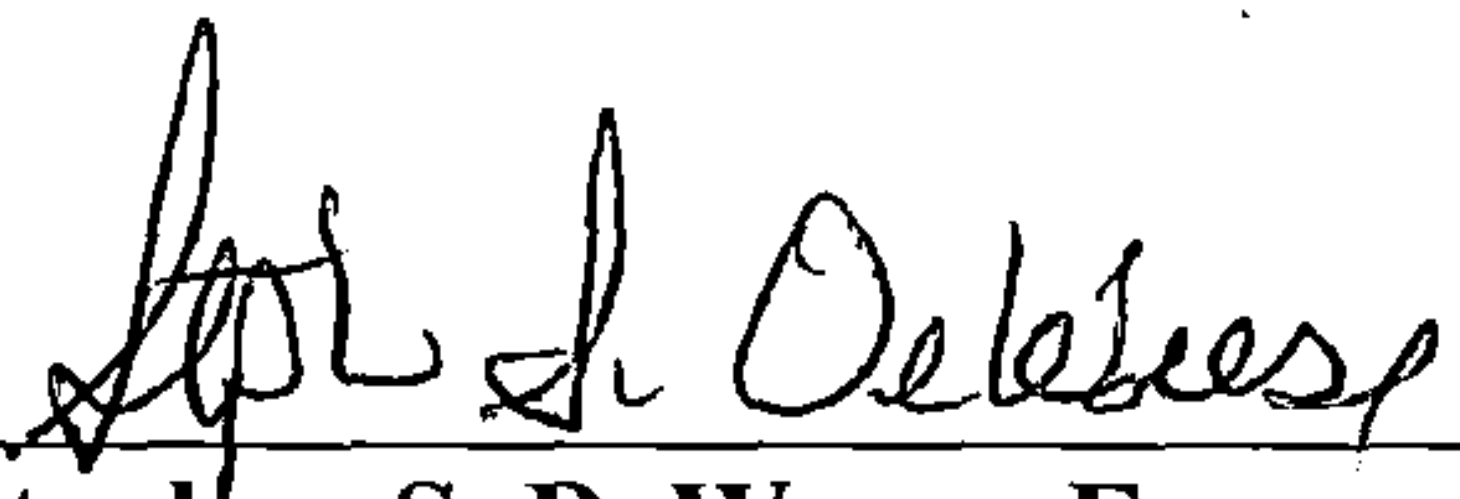
To Have and to Hold, the same in fee simple forever.

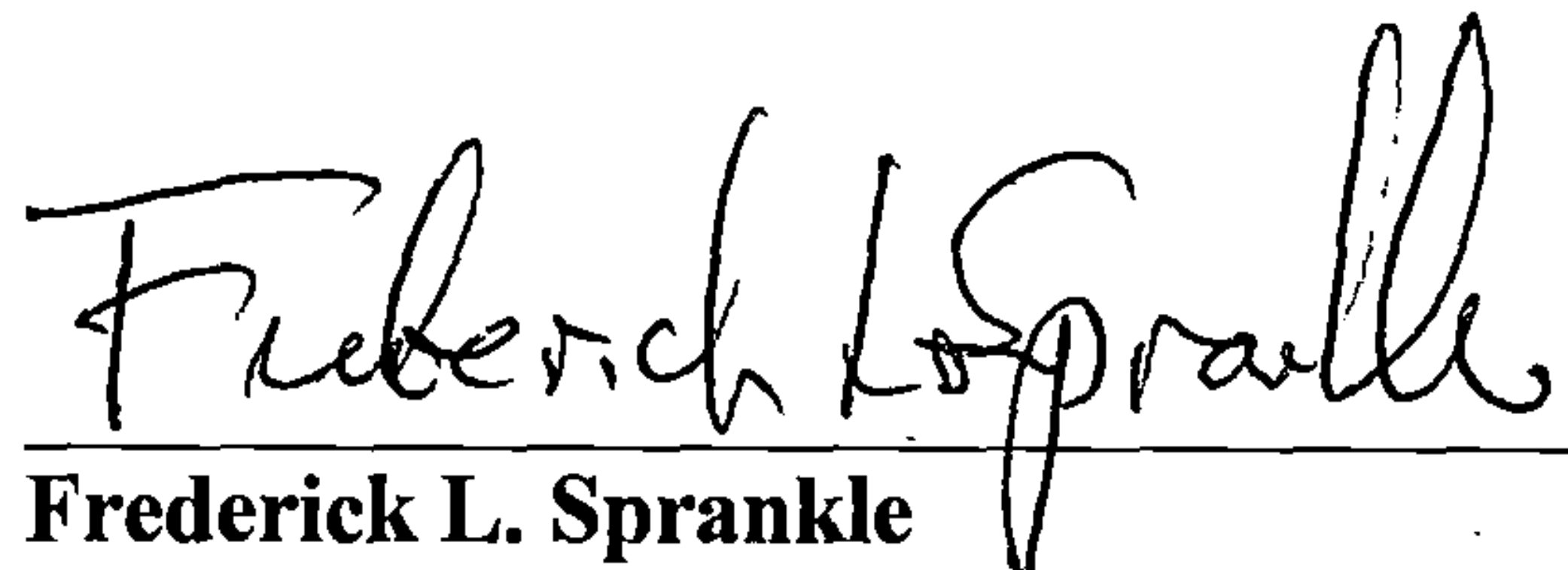
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2025, reservations, restrictions and easements of record, if any.

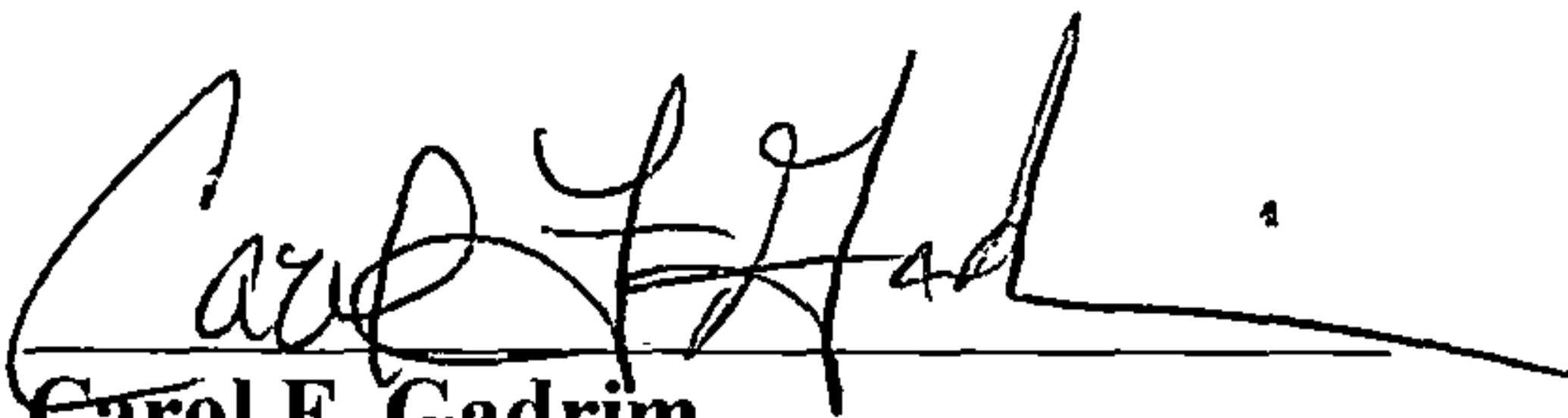
Signed, sealed and delivered in our presence:

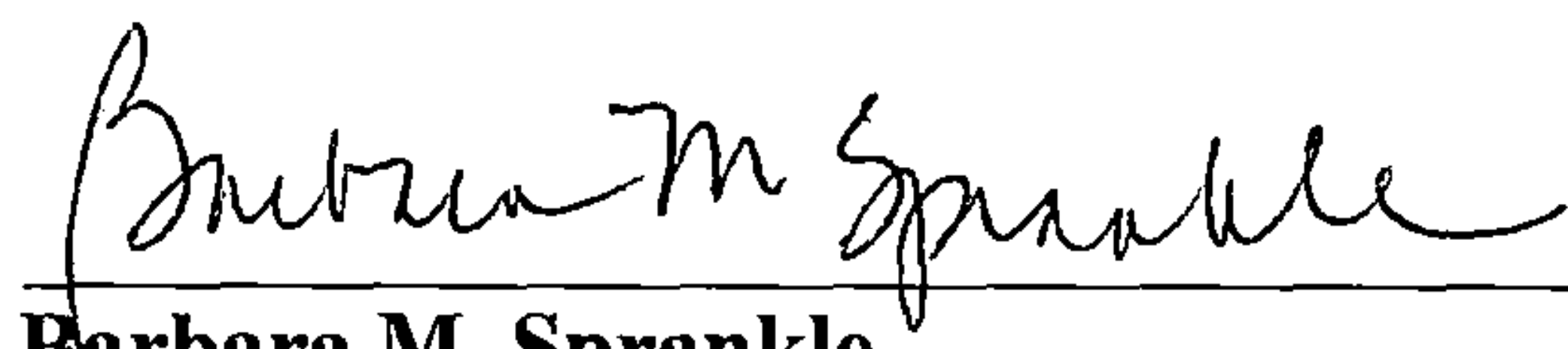
WITNESSES:

GRANTOR:


Stephen S. DeWeese, Esq.
7737 Olentangy River Rd.
Columbus, OH 43235


Frederick L. Sprankle


Carol F. Gadrin
7737 Olentangy River Rd.
Columbus, OH 43235


Barbara M. Sprankle

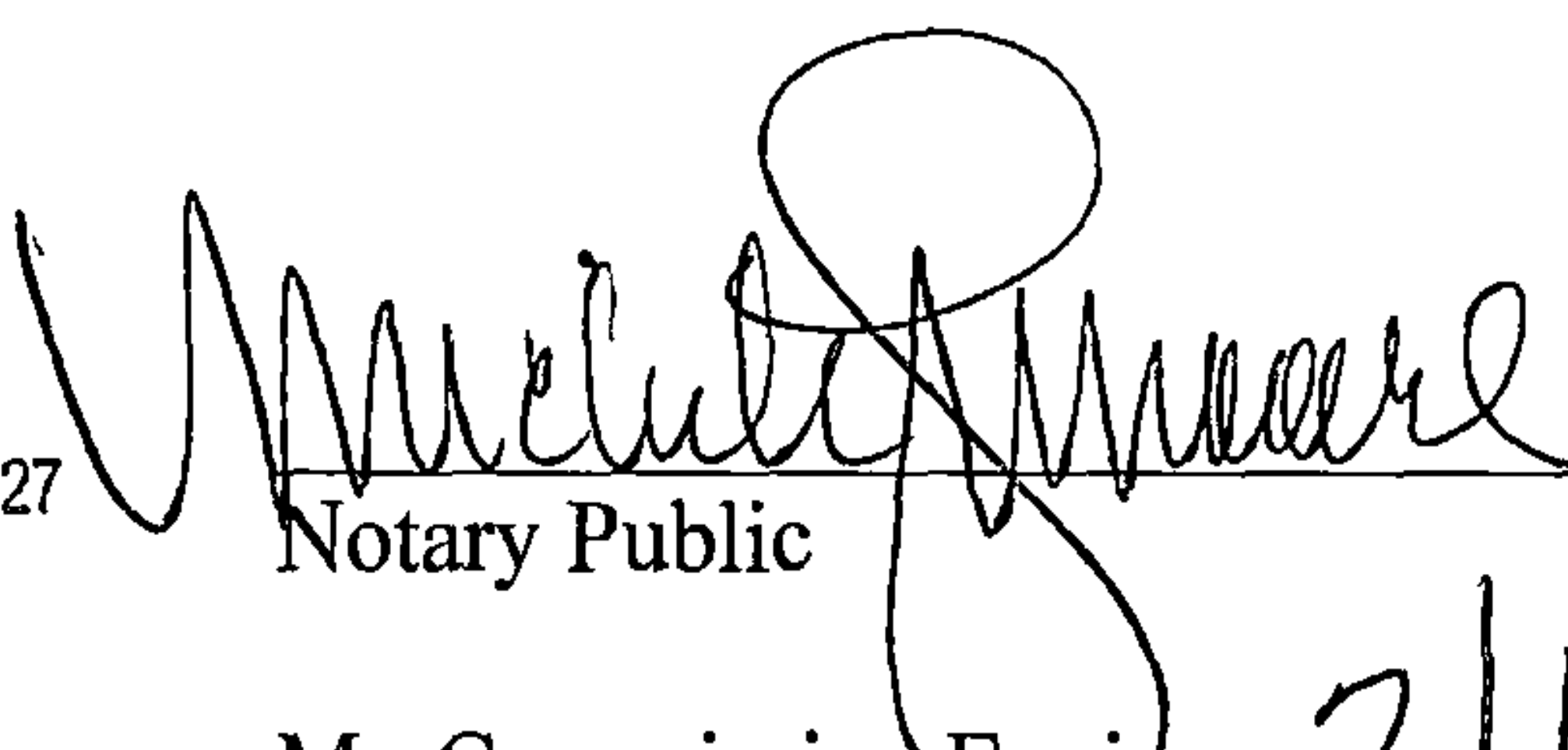
ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF FRANKLIN: SS

The foregoing instrument was acknowledged before me this 27th day of August 2026, by **Frederick L. Sprankle** and **Barbara M. Sprankle**, Husband and Wife, who produced their Ohio driver's licenses as identification. No oath or affirmation was administered to the signers regarding this notarial act.



MICHELE L. MOORE
Notary Public, State of Ohio
My Commission Expires 02-12-2027


Notary Public
My Commission Expires: 2/12/2027

CERTIFICATE

THE ATTORNEY WHO PREPARED THIS DEED HEREBY CERTIFIES THAT THE ATTORNEY PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO THE ATTORNEY BY THE PARTIES HERETO. THE ATTORNEY DOES NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION, AS THE ATTORNEY DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.