

Prepared by and return to:
Tammy Melichar
Ulrich Scarlett Watts & Dean, P.A.
713 S Orange Avenue, Suite 201
Sarasota, FL 34236
(941) 955-5100

9/1/2026 2:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3540006

Doc Stamp-Deed: \$3,080.00
[Space Above This Line for Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of September, 2026 between Troy A. Olbricht and Elke Olbricht, Husband and Wife, and Jacob R. Windauer and Emma Kairlyn Windauer, Husband and Wife whose post office address is 230 Blodgett Way, Hamilton, MT 59840, grantor, and Nancy McMonagle, a single woman whose post office address is 3696 Quiet Pond Ln, Sarasota, FL 34235, 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, situated, lying and being in Sarasota County, Florida to-wit:

Lot 35, HEATHER LAKES, according to plat thereof as recorded in Plat Book 30, Page 37, of the Public Records of Sarasota County, Florida.

Parcel Number: 0032120039

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.

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:

Mary T McCall
Witness as to all Grantor(s)
Printed Name: Mary T. McCall
P.O. Address: 301 W. Front Apt 316
Missoula, Montana 59802

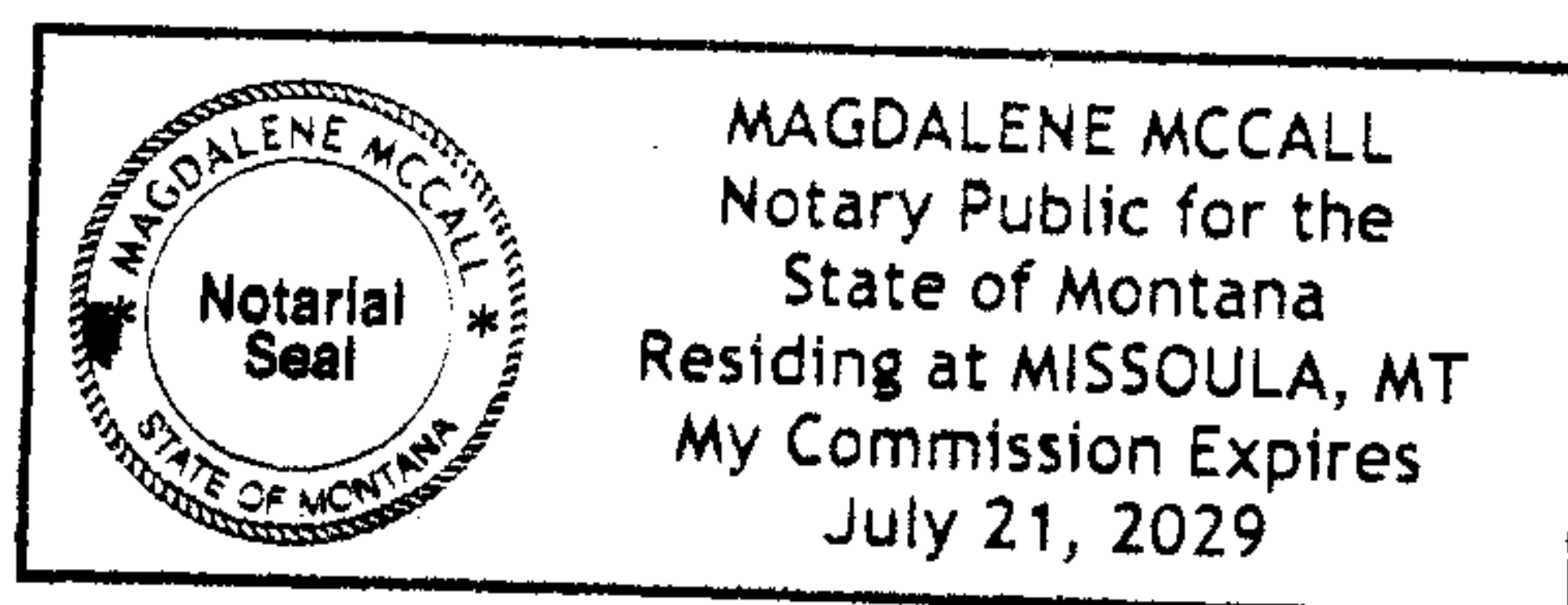
Jacob R. Windauer
Jacob R. Windauer

Mary T McCall
Witness as to all Grantor(s)
Printed Name: Mary T. McCall
P.O. Address: 301 W. Front Apt 316
Missoula, Montana 59802
x Magdalene McCall
Magdalene McCall
510 Beverly Avenue, Missoula, MT, 59801
State of Montana
County of Missoula Montana 59802

Emma Kairlyn Windauer
Emma Kairlyn Windauer

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of September, 2026 by and Jacob R. Windauer and Emma Kairlyn Windauer who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



MMP
Notary Public
Print Name: Magdalene McCall
My Commission Expires: 07-21-2029

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:

Mary T McCall
Witness
Printed Name: Mary T McCall
P.O. Address: 301 W Front Apt 316
Missoula, Montana 59802

Troy A. Olbricht
Troy A. Olbricht

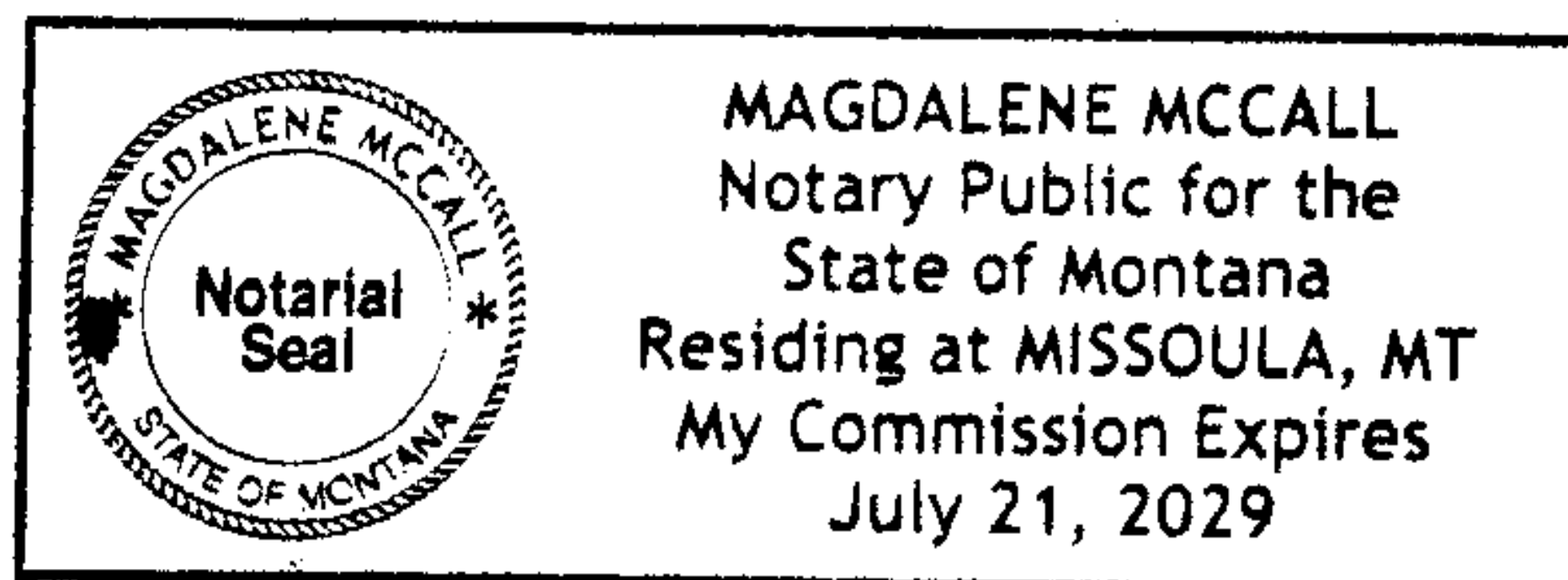
Mary T McCall
Witness
Printed Name: Mary T McCall
P.O. Address: 301 W Front Apt 316
Missoula, Montana 59802
X M McCall
Magdalene McCall
510 Beverly Avenue, Missoula, MT 59801

Elke Olbricht
Elke Olbricht

State of Montana
County of Missoula

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of September, 2026 by Troy A. Olbricht and Elke Olbricht who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



M McCall
Notary Public
Print Name: Magdalene McCall
My Commission Expires: 07-21-2029