

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123748 2 PG(S)**

9/10/2026 3:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543633

Doc Stamp-Deed: \$2,310.00

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-3194
Parcel ID Number: 0956069025

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 10th day of September, 2026 between Eileen Schmucker, an un remarried widow, whose post office address is 4524 South 54th Street, Lincoln, NE 68516, of the County of Lancaster, State of Nebraska, Grantor, to Jarod Fiedler and Madison Fiedler, husband and wife , as tenants by the entirety, whose post office address is 3660 Madagascar Avenue, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 25, Block 690, 7th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 13, Page(s) 16, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Monica Burkland
WITNESS 1 SIGNATURE
PRINT NAME: Monica Burkland

Eileen Schmucker
Eileen Schmucker

WITNESS 1 ADDRESS:
6118 Old Farm Ct.
Lincoln NE 68512

Kevin Burkland
WITNESS 2 SIGNATURE
PRINT NAME: Kevin Burkland

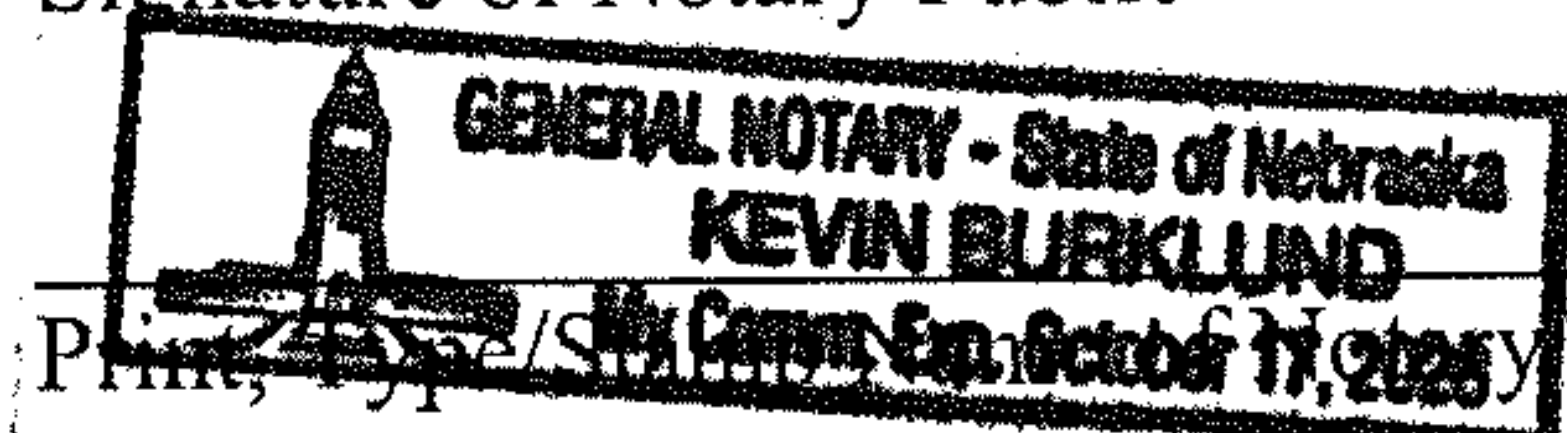
WITNESS 2 ADDRESS:
6118 Old Farm Ct.
Lincoln NE 68512

STATE OF Nebraska
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 31st day of September, 2026, by Eileen Schmucker, ☒ who is/are personally known to me or ☐ who has/have produced DRIVERS LICENSE as identification.

Kevin Burkland

Signature of Notary Public



(NOTARY SEAL)

