

9/11/2026 3:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544221

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.

Doc Stamp-Deed: \$5,873.00

Consideration: \$839,000.00
Doc Stamps: \$5,873.00
Recording Fee: \$20.50

WARRANTY DEED

This Warranty Deed is made effective this 11th day of September, 2026, by Joshua T. Beckner and Courtney N. Beckner, husband and wife ("Grantor") to Richard J. Gorazd, as Trustee of the Richard J. Gorazd Revocable Living Trust Dated October 12, 2004, as to an undivided fifty percent (50%) interest, and Carolyn M. Wojtal, as Trustee of the Carolyn M. Wojtal Revocable Trust u/a/d February 15, 2007, as to an undivided fifty percent (50%) interest, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 2041 Bowler Road, O'Fallon, IL 62269 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

LOT 155, STONEYBROOK GOLF & COUNTRY CLUB, UNIT
6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 38, PAGES 32, 32A THROUGH 32F, INCLUSIVE,
OF THE PUBLIC RECORDS OF SARASOTA COUNTY,
FLORIDA.

The Property Appraiser's Parcel Identification Number for the above described real property is 0135050004.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: CAR
Witness#1 Print: CHRIS A PIZZURO
Witness #1 Address: 8639 Peterbauer Rd
NEW AUBURN, OH 43054

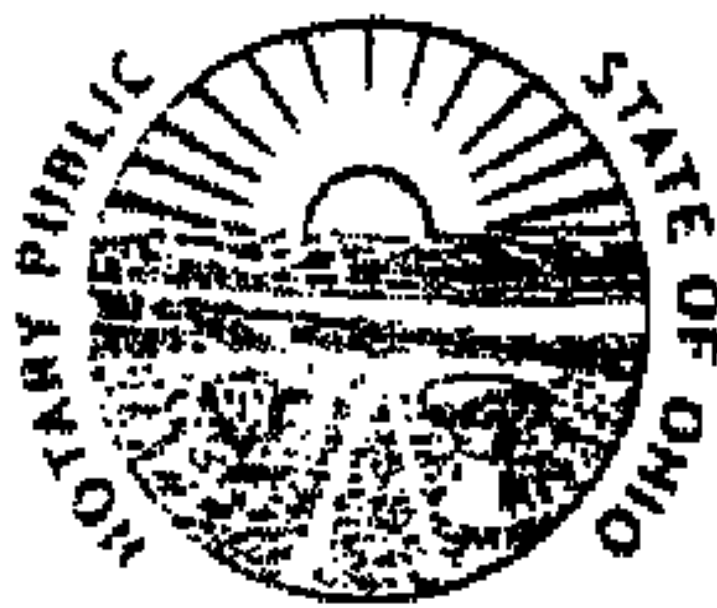
Witness#2 Sign: Denise Beckner
Witness#2 Print: DENISE BECKNER
Witness #2 Address: 8681 Bevelhimer Rd
Westerville OH 43081

JTB
Joshua T. Beckner
Address: 8258 Bevelhimer Road
Westerville, OH 43081

CN Beckner
Courtney N. Beckner
Address: 8258 Bevelhimer Road
Westerville, OH 43081

STATE OF OHIO
COUNTY OF Franklin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of SEPT, 2026, by Joshua T. Beckner and Courtney N. Beckner.



CURTIS M. FEW
Notary Public
State of Ohio
My Comm. Expires
March 21, 2029

Curtis M. Few
Notary Public
Print Name: Curtis M. Few
My Commission Expires: MARCH 21, 2029

Personally Known ✓ (OR) Produced Identification _____
Type of identification produced _____