

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126052 3 PG(S)**

9/16/2026 12:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545681

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

Doc Stamp-Deed: \$2,520.00

File No.: NP-2026-3190
Parcel ID Number: 0978-03-0190

[Space Above This Line For Recording Data]

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

This indenture made the 14th day of September, 2026 between Gary Jacob, individually and as successor trustee of Finitzer Family Trust dated February 15, 2005, whose post office address is 8794 Merion Avenue, Sarasota, FL 34238, of the County of Sarasota, State of Florida, Grantor, to Pamela S. Stuart and David N. Stuart, wife and husband, as tenants by the entirety, whose post office address is 521 Price Road, Newark, OH 43055, of the County of Licking, State of Ohio, 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 19, Block C, Heron Creek, Unit I, according to the Map or Plat thereof, recorded in Plat Book 40, Page(s) 47, 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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Dianne M. Ryan
WITNESS 1 SIGNATURE
PRINT NAME: Dianne M Ryan

WITNESS 1 ADDRESS:
1212-A E. Venice Ave
Venice, FL 34285

Amanda Warner
WITNESS 2 SIGNATURE
PRINT NAME: Amanda Warner

WITNESS 2 ADDRESS:
1212 E Venice Ave
Venice, FL 34285

Finitzer Family Trust dated February 15, 2005

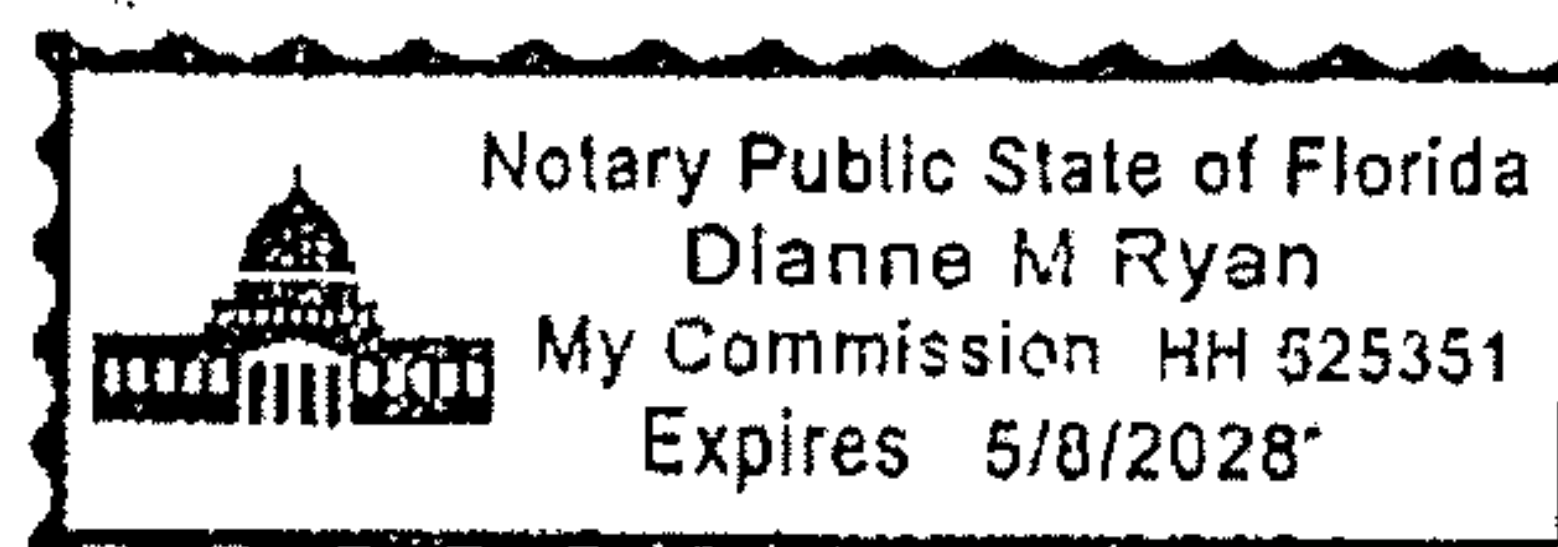
By: Gary Jacob
Gary Jacob, individually and as
successor trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of September, 2026, by Gary Jacob, individually and as successor trustee of Finitzer Family Trust dated February 15, 2005, ☐ who is/are personally known to me or ☒ who has/have produced Florida Driver's License as identification.

Dianne M. Ryan
Signature of Notary Public

Dianne M. Ryan
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

Return to:
Richelle Harris Shindel
Heron Creek Golf & Country Club
5301 Heron Creek Boulevard
North Port, Florida 34287

HERON CREEK GOLF & COUNTRY CLUB
CERTIFICATE OF MEMBERSHIP

HERON CREEK ASSOCIATES, LTD., a Florida limited partnership (the "Club"), does hereby certify that:

1. The Club is the "Country Club Owner," as such term is used in the Declaration of Covenants, Conditions, and Restrictions for Heron Creek recorded in the Official Records as Instrument #1999127212, Public Records of Sarasota County, Florida, as amended (the "Declaration").

2. Pamela S. Stuart and David
N. Stuart

is the holder of a Membership (as defined in the Declaration).

9 IN WITNESS WHEREOF, the Club has caused this Certificate to be executed in its name this
day of September, 2026

HERON CREEK ASSOCIATES, LTD.

By: Richelle A. Harris Shindel
Richelle A. Harris Shindel,
as its authorized agent

STATE OF FLORIDA
COUNTY OF SARASOTA

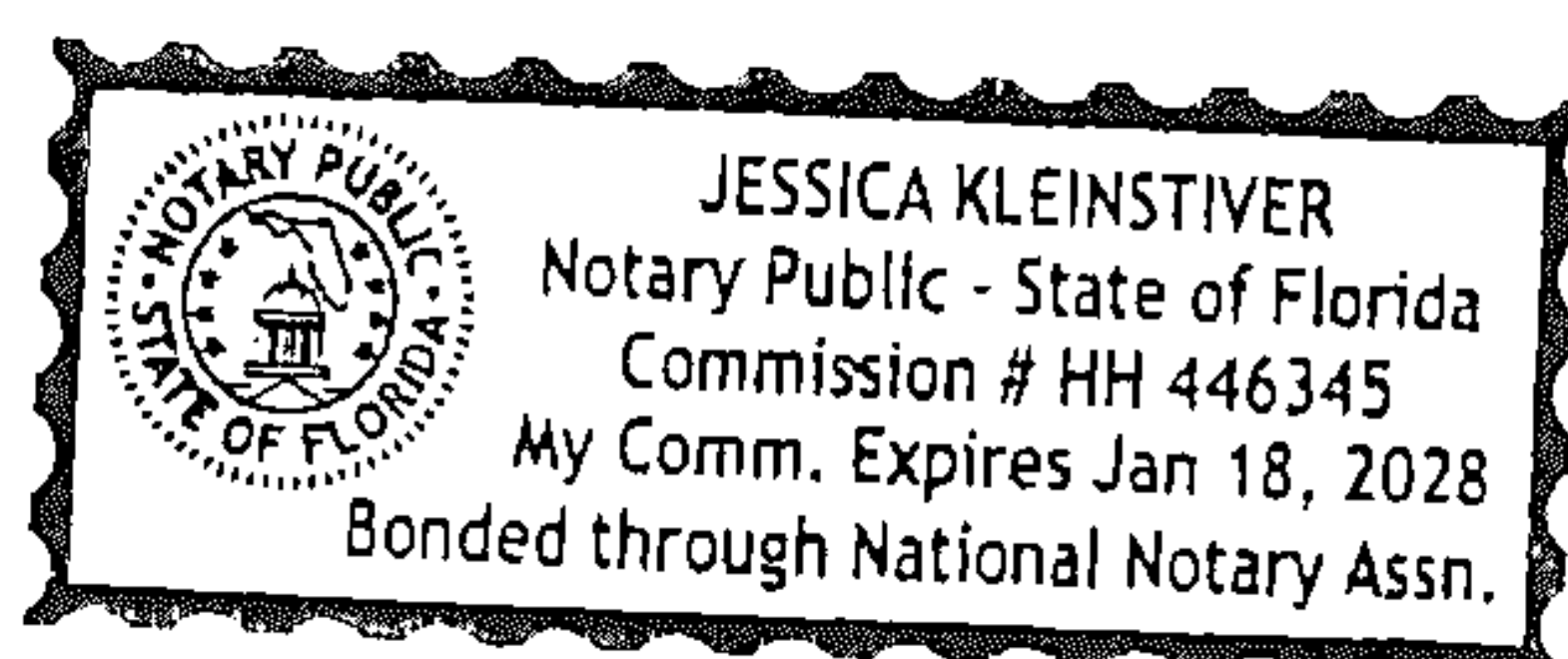
The foregoing instrument was acknowledged before me this 9 day of September, 2026 by Richelle A. Harris Shindel, as authorized agent of **HERON CREEK ASSOCIATES, LTD.**, a Florida limited partnership, on behalf of the partnership. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Jessica Kleinstiver
Notary Public

Jessica Kleinstiver
Name

3401 S. Sumter Blvd.
Address

North Port, FL 34287



Notary Seal

My Commission Expires: 1/18/2028

I am a Notary Public of the State of Florida,
and my commission expires on 1/18/2028