

9/18/2026 10:46 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546722

Prepared by and Recording requested by:
John E. Wickman, Esquire
CLOSING PROS LLC
46 North Washington Boulevard
Ste. 15
Sarasota, FL 34236

Doc Stamp-Deed: \$3,150.00

File Number: CP- 4724.2Y
Consideration: \$450,000.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of September 14, 2026, Karl J. Lasser and Sherry Lasser a/k/a Sherry L. Lasser, individually, husband and wife, and Sherry Lasser a/k/a Sherry L. Lasser, as Co-Trustee of The Whippoorwill Trust dated March 2, 1987, as amended (henceforth referred to as "Grantor") of c/o Don Stash at 1307 E. Elm St., Griffith, IN 46319, for consideration paid, grant to Jessica N. Oldfather, a single woman, and William M. Miller, III, a single man, as joint tenants with right of survivorship, (henceforth referred to as "Grantee") of 6901 Caliente Boulevard, Land O' Lakes, FL 34637, with **WARRANTY COVENANTS:**

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lots 206 and 207, T.B. OGBURN'S ADDITION TO TOWN OF OSPREY, Section 3,
Township 38 South, Range 18E, as per plat thereof recorded in Plat Book 2, Page 155, of the
Public Records of Sarasota County, Florida.

Parcel ID 0143150034

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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: December 31, 2025.

(Signature and notary page to follow)

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, Grantor, has hereunto set her hand and seal.

Sherry Lasser a/k/a Sherry L. Lasser, as Co-Trustee
Sherry Lasser a/k/a Sherry L. Lasser, as Co-Trustee

Karl J. Lasser by Sherry Lasser a/k/a Sherry L. Lasser, his Attorney-In-Fact
Karl J. Lasser by Sherry Lasser a/k/a Sherry L. Lasser, his Attorney-In-Fact

Sherry Lasser a/k/a Sherry L. Lasser
Sherry Lasser a/k/a Sherry L. Lasser

J. Anne M. Lapko
Witness #1 Signature

J. Anne M. Lapko
Witness #1 Printed Name
P.O. Address: 730 Blaney Dr
Dyer, IN 46311

Cheryl A. [Signature]
Witness #2 Signature

Lolita L. Ransom
Witness #2 Printed Name
7212 Bell St, Schererville, Ind 46375
P.O. Address: _____

STATE OF Indiana: Lake
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 14 day of September, 2026, by Karl J. Lasser, a married man, Individually, by and through his duly appointed Attorney in-fact and spouse, Sherry Lasser a/k/a Sherry L. Lasser, a married woman, and as Co-Trustee of The Whippoorwill Trust dated March 2, 1987, as amended, () who is personally known to me or (X) who has produced Driver's License as identification.

[Signature]
Signature of Notary Public

Lolita L. Ransom
Print, Type/Stamp Name of Notary

