

9/22/2026 3:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548015

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: Jan W. Pitchford, Esq.
Our File Number: 333248-426714

Doc Stamp-Deed: \$1,732.50

Consideration: \$247,500.00
Doc Stamps: \$1,732.50
Recording Fee: \$27.00

WARRANTY DEED

This Warranty Deed is made effective this 18th day of September, 2026, by Adam Blake Tyler, a single man, and Tara Ann Tyler, a single woman ("Grantor") to Mark Spelder and Molly Spelder, husband and wife, whose post office address is 9404 Hobblebush Street, Prospect, KY 40059 ("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:

Unit 102, Building 7, (Address: 1638) CASTEL DEL MARE CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1088, Page 1305, and as per plat thereof recorded in Condominium Book 8, Pages 44, 44A through 44D, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0104132161.

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:

Witness#1 Sign:

Witness#1 Print:

Witness #1 Address:

Shila Lester
Shila Lester
201 W. Main St Apt 4
Easton Rapids, MI 48827

AB Tyler
Adam Blake Tyler

Address: 6261 East Lake Drive
Haslett, MI 48840

Witness#2 Sign:

Witness#2 Print:

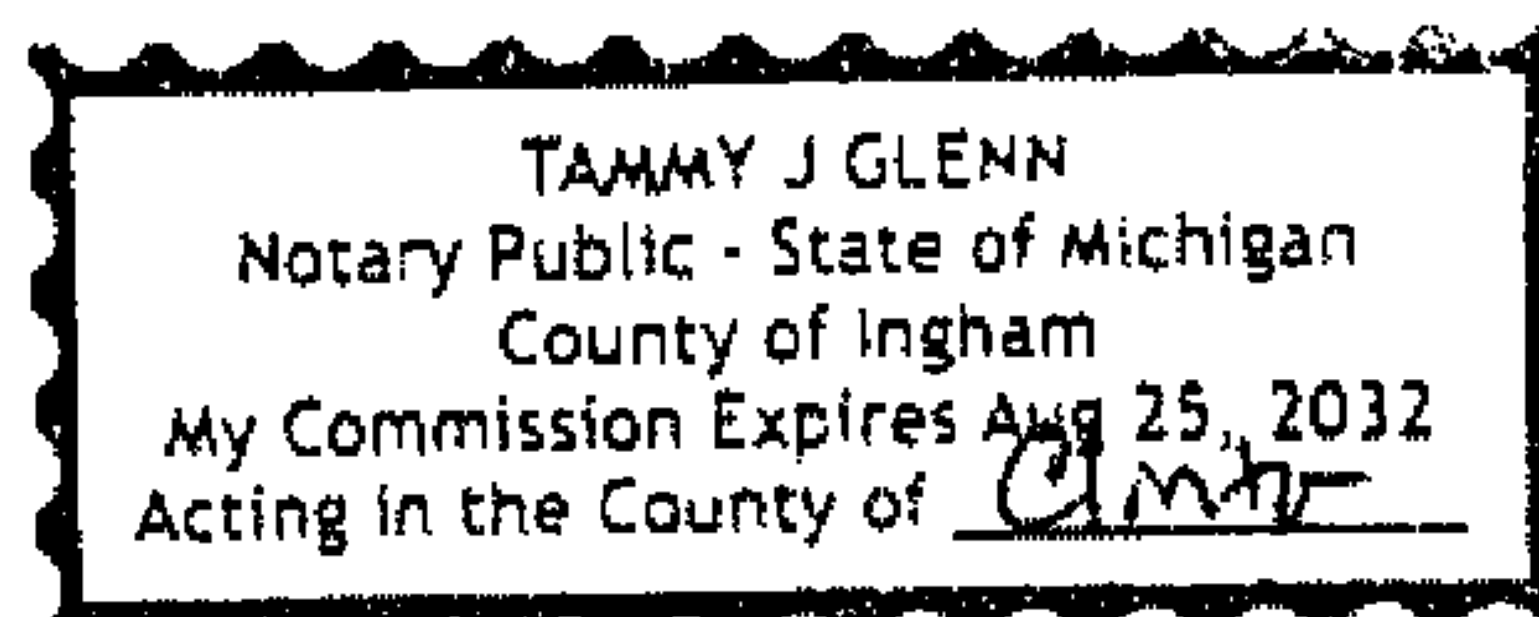
Witness #2 Address:

TJ Glenn
Tammy J Glenn
6819 Meese Dr
Lansing MI 48911

STATE OF MICHIGAN

COUNTY OF Clinton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of September, 2026, by Adam Blake Tyler.



TJ Glenn
Notary Public

Print Name:

My Commission Expires: 8/25/2032

Personally Known ☐ (OR) Produced Identification ☒

Type of identification produced Driver License

NI

WITNESSES:

Witness#1 Sign: [Signature]
Witness#1 Print: Carson Love II
Witness #1 Address: 3775 Coulidge Rd
East Lansing, MI 48823

Tara Ann Tyler
Tara Ann Tyler
Address: 6101 Sleepy Hollow Lane
East Lansing, MI 4884023

Witness#2 Sign: [Signature]
Witness#2 Print: Maria Lawrence
Witness #2 Address: 3775 Coulidge Rd
East Lansing MI 48823

STATE OF MICHIGAN
COUNTY OF Clinton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of September, 2026, by Tara Ann Tyler.

SHELLEY M. MELLEBERGER
NOTARY PUBLIC, STATE OF MI
COUNTY OF CLINTON
MY COMMISSION EXPIRES Jan 12, 2033
ACTING IN COUNTY OF Clinton

Shelley M. Mellenberger
Notary Public
Print Name: Shelley M Mellenberger
My Commission Expires: Jan 12, 2033

Personally Known (OR) Produced Identification X
Type of identification produced Drivers license
MI