

REC \$ 18.50
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INSTRUMENT # 2026128803 2 PG(S)

9/22/2026 4:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548072

Doc Stamp-Deed: \$2,229.50

Prepared by and return to:

T. Thomas Shirley

Attorney at Law

Dunkin & Shirley, P.A.

170 West Dearborn Street

Englewood, FL 34223

941-474-7753

File Number: 334-26

Warranty Deed

This Warranty Deed made this 22nd day of September, 2026 between John Kaleugher and Tina Mocerikaleugher, husband and wife whose post office address is 24190 28 Mile Road, Ray, MI 48096, grantor, and Howard Stanley Campbell and Nancy Rossman Campbell, husband and wife whose post office address is 110 River Oaks Circle NE, Stewartville, MN 55976, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

LOT 183, OAK FOREST, PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 28, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0494150055

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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**.

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:

Karen R Hoffman
Karen R. Hoffman
170 West Dearborn Street, Englewood, FL 34223

John Kaleugher (Seal)
John Kaleugher

Tiffany Mathis-Hagarty
Tiffany Mathis-Hagarty
170 West Dearborn Street, Englewood, FL 34223

Tina Mocerri Kaleugher (Seal)
Tina Mocerri Kaleugher

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of September, 2026 by John Kaleugher and Tina Mocerri Kaleugher, who ☐ are personally known or ☒ have produced Michigan driver's licenses as identification.

[Notary Seal]

Tracy Thomas Shirley
Notary Public

Printed Name: Tracy Thomas Shirley

My Commission Expires: August 10, 2029

