

9/24/2026 2:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3548932

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Valerie K. Henry
GOLD CREST TITLE SERVICES
19700 Cochran Blvd Unit B
Port Charlotte, Florida 33948
Our File No.: GC26-124

Property Appraisers Parcel Identification (Folio) Number: 0962090740

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$399,900.00 Florida Documentary Stamps in the amount of \$2,799.30 have been paid hereon.

Doc Stamp-Deed: \$2,799.30

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 18 day of September, 2026 by KAREN D. WALLICK and BRIAN P. WALLICK, wife and husband, whose post office address is 4405 Eisenhower Rd, Lafayette, IN 47905 herein called the Grantors, to DONALD HINSON, a single man whose post office address is 1738 Lansdale Ave, North Port, FL 34286, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in SARASOTA County, State of Florida, viz.:

Lot 40, Block 907, 20th Addition to PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat Book 14, Pages 8, 8A thru 8K, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Lynn J Beckham
Print name

501 Shady Creek Dr
Print address
La Fayette, IN 47905

Witness #2 Signature

Melinda Bombar
Print name

3600 Cedar Ln, La Fayette, IN 47905
Print address

Karen D. Wallick
KAREN D. WALLICK

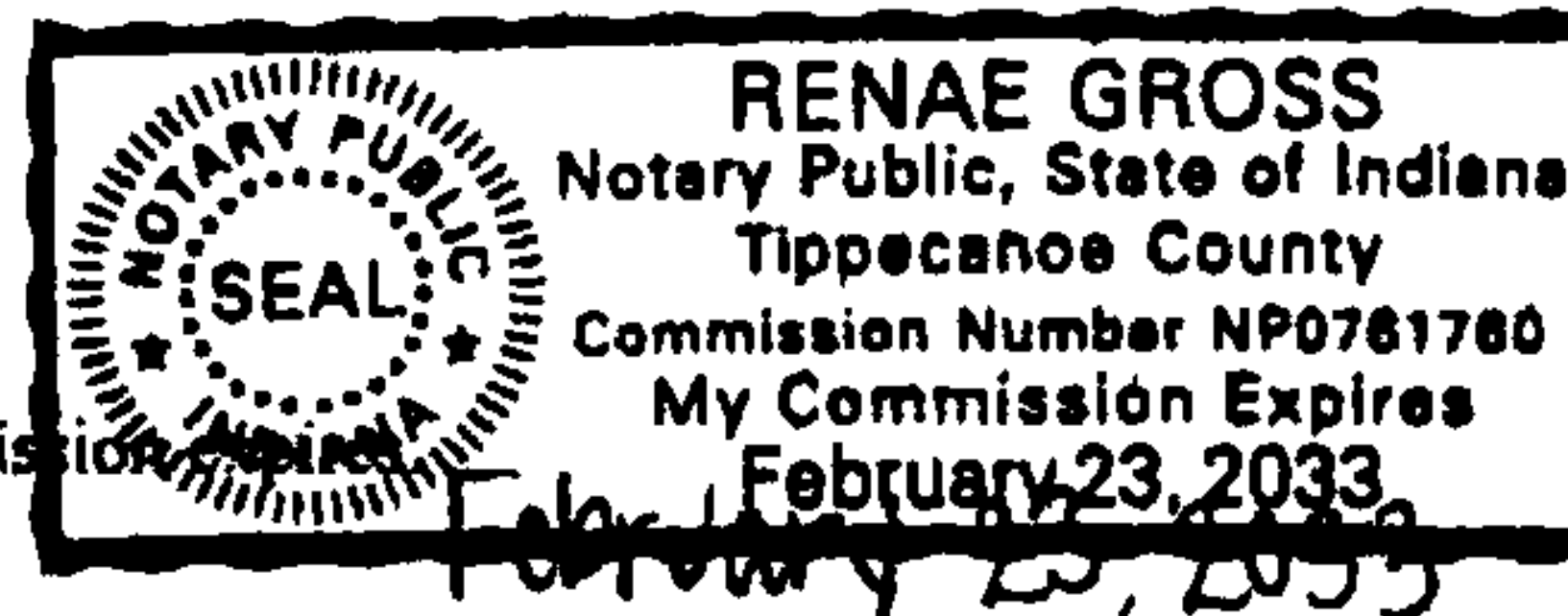
[Signature]
BRIAN P. WALLICK

STATE OF INDIANA
COUNTY OF Tippecanoe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of September, 2026 by KAREN D. WALLICK and BRIAN P. WALLICK who are personally known to me or have produced Drivers License as identification.

SEAL

My commission expires



Renae Gross
Notary Public
Renae Gross
Print name

Online Notary ☐ (Check box if acknowledgment done by Online Notarization)