

Prepared by  
Donna Bennington  
Gulf Breeze Title Of Sarasota, LLC  
7037 S Tamiami Trail Unit C  
Sarasota, FL 34231  
(941) 957-3500

3/27/2026 3:55 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3472752

File No.: 22895

Doc Stamp-Deed: \$1,890.00

\$270,000.00

## WARRANTY DEED

This indenture made on **March 27, 2026 A.D.**, by

**Patricia Seigel, an unmarried widow**

whose address is: **69 Johanna St., Almonte, Ontario Canada, K0A1A-0000**  
hereinafter called the "grantor", to

**Timothy McGrath, a single man**

whose address is: **3817 FAIRWAY DR.. North Port, FL 34287**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Lot 16, of VILLAS OF SABAL TRACE - PHASE II, according to the plat thereof, as recorded in Plat Book 44, Page 44, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0993140016**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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<sup>st</sup> of 2026.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Patricia Seigel  
Patricia Seigel

Signed, sealed and delivered in our presence:  
[Signature]  
Witness Signature

Print Name: Donna Bennington  
7037 S. Tamiami Trail, Unit C  
Sarasota, Florida 34231

[Signature]  
Witness Signature

Print Name: DAVID AHRENS  
1501 LAUREL ST., STE 100  
SARASOTA, FL 34236

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3/25/2026 by Patricia Seigel who is personally known to me or who has produced Dr. Lic. as identification.

(Notary Seal)

Notary Public

My Commission Expires:

[Signature]

