

3/31/2026 4:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474121

Prepared by and return to:

Richard D. Saba
Attorney at Law
Richard D. Saba, P.A
2033 Main Street, Suite 400
Sarasota, FL 34237
(941) 952-0990
File Number: 2026-30
Consideration: \$215,500.00

Doc Stamp-Deed: \$1,508.50

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Warranty Deed

This Warranty Deed made this 31st day of March, 2026 between James Lee Paulk, Jr., a married man, Individually and as Successor Trustee of The Joseph Paschal Revocable Living Trust U/A/D January 9, 2025 whose post office address is 3731 Carolina Avenue Sarasota, FL 34234 grantor, and ProRent, LLC, a Florida Limited Liability Company whose post office address is P.O. Box 51321 Sarasota, FL 34232, 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, situated, lying and being in **Sarasota County, Florida** to-wit:

Lot 19, Block D, FIRST ADDITION TO HILLCREST PARK, according to the map or plat thereof as recorded in Plat Book 1, Page 23, Public Records of Sarasota County, Florida.

Parcel Number: 2024140050

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

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 **12/31/2025**.

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:

Zena Yvette Johnson
Witness
Printed Name: ZENA Yvette Johnson
Address: 2033 Main Street Suite 400 Sarasota, FL 34237

Nikki Gerstner
Witness
Printed Name: Nikki Gerstner
Address: 2033 Main Street Suite 400 Sarasota, FL 34237

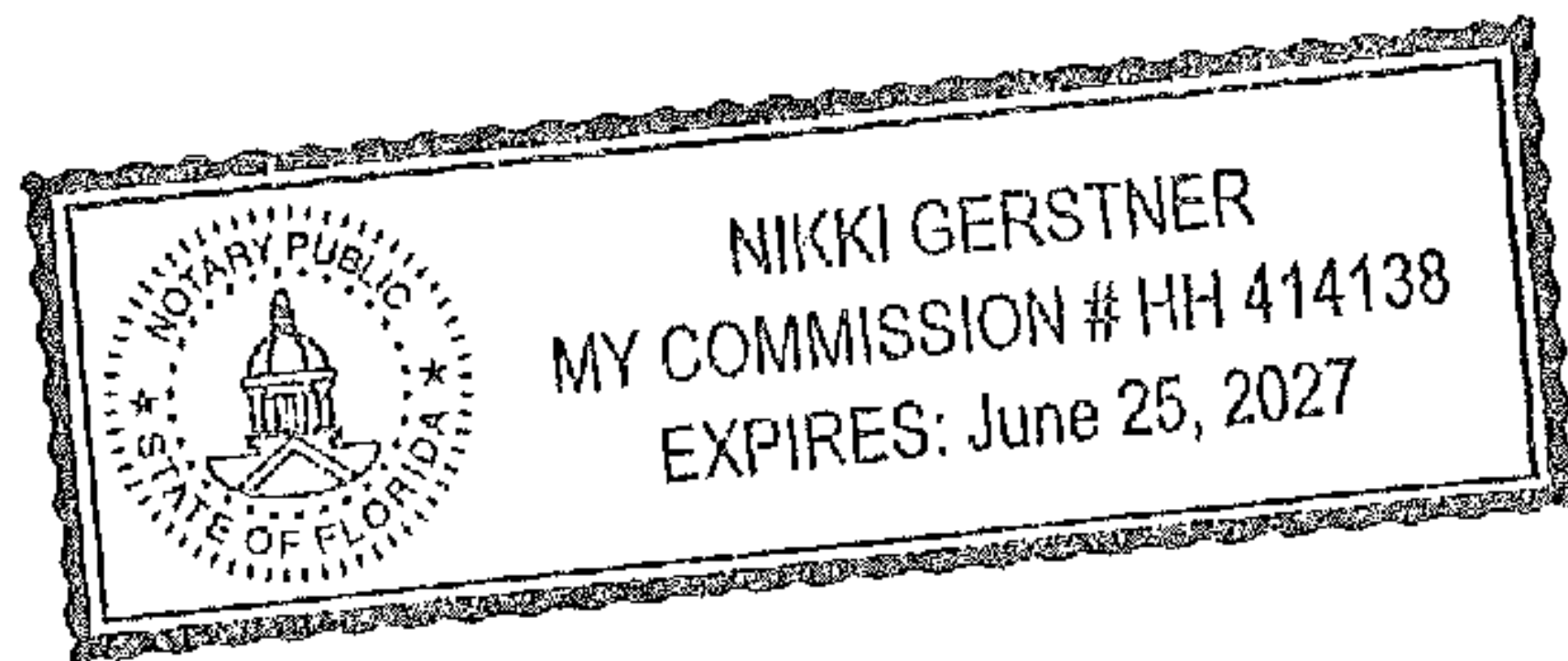
**The Joseph Paschal Revocable Living Trust u/a/d
January 9, 2025**

By: *James Lee Paulk Jr.*
James Lee Paulk, Jr., Individually and as Successor Trustee

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of March, 2026 by James Lee Paulk, Jr., a married man, Individually and as Successor Trustee of the Joseph Paschal Revocable Living Trust U/A/D January 9, 2025 who is personally known or has produced a driver's license as identification.

[Seal]



Nikki Gerstner
Notary Public
Print Name: Nikki Gerstner
My Commission Expires: June 25, 2027