

4/1/2026 2:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474717

Doc Stamp-Deed: \$2,800.00

Consideration: \$400,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Andrew Conaboy, Esq.  
201 Center Road  
Ste 210  
Venice, FL 34285  
26-47597-001

Property Appraiser's Parcel ID No.: 0374040020

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 31<sup>st</sup> day of March, 2026, by and between **PETER HABICHT, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE ROLAND F. HABICHT REVOCABLE TRUST**, whose address is **4923 Londonderry Drive, Tampa, FL 33647** (hereinafter "GRANTOR"), and **HARRY WILBUR AND LELA WILBUR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **106 Savona Way, Venice, FL 34275** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**LOT 2, BLOCK 1, VENETIAN GOLF & RIVER CLUB, PHASE 2E, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 7, 7A AND 78, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

**The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.**

**The named Grantor herein represents that they are the sole trustee of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).**

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Dyani Meggett-Sowell

Printed Name Dyani Meggett-Sowell

P.O. Address \_\_\_\_\_  
1410 W 27th St Norfolk, VA 23508

(2) Lonzie Sowell

Printed Name Lonzie Sowell

P.O. Address \_\_\_\_\_  
3925 Pughsville Rd Suffolk, VA 23435

GRANTOR:

**PETER HABICHT, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE ROLAND F. HABICHT REVOCABLE TRUST**

By: Peter Habicht, As Successor Trustee Aforesaid  
**Peter Habicht, Individually and as Successor Trustee aforesaid**

STATE OF VIRGINIS

COUNTY OF Norfolk city

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of March, 2026, by Peter Habicht, Individually and as Successor Trustee of the Roland F. Habicht Revocable Trust,  who is personally known to me or  who has produced driver's license as identification.

Dyani Meggett-Sowell  
Signature of Notary Public

Dyani Meggett-Sowell  
Print, Type/Stamp Name of Notary

My Commission Expires: 08/31/2027

Notarized online using audio-video communication

