

**Prepared by and when recorded return to:**

Leslie Lohn Esq  
Leslie Lohn LLC  
1460 S. McCall Rd, Unit 2E  
Englewood, Florida 34223

\* This deed was prepared without the benefit  
of title examination or insurance.

**Property Appraiser's Parcel Identification  
No. 0498160060**

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026043937 4 PG(S)**

4/6/2026 10:10 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475764

**Doc Stamp-Deed: \$420.00**

(Space above this line reserved for recording office use only)

**WARRANTY DEED**

**This indenture** made the 2<sup>nd</sup> day of April 2026, between THOMAS W. HUPALOWSKY, a widower not remarried, whose mailing address is 836 Stewart St, Englewood, FL 34223, Grantor, and DUNCAN A. KEITH, a single man, and KAREN J. HINCH, a single woman, as Joint Tenants with Right of Survivorship, whose mailing address is 861 Callan St, Englewood, FL 34223, Grantee.

**Witnesseth**, that said Grantor, for and in consideration of the sum of Sixty Thousand Dollars and Zero Cents (\$60,000.00) 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 13, Block C, ENGLEWOOD HOMEACRES, LEMON BAY SECTION,  
as per Plat thereof recorded in Plat Book 5, Page 85, of the Public Records of  
Sarasota County, Florida.**

The land is not the homestead of the grantor under laws and constitution of the State of Florida and neither the grantor nor any persons for whose suppose the grantor is responsible reside on or adjacent to the land.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for the current year and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

**Signed, Sealed and Delivered  
in presence of**

Witness 1 Sign: *Pamela Cail*  
Printed Name: Pamela Cail  
Address: 1460 S. McCall Rd #2E  
Englewood, FL 34223

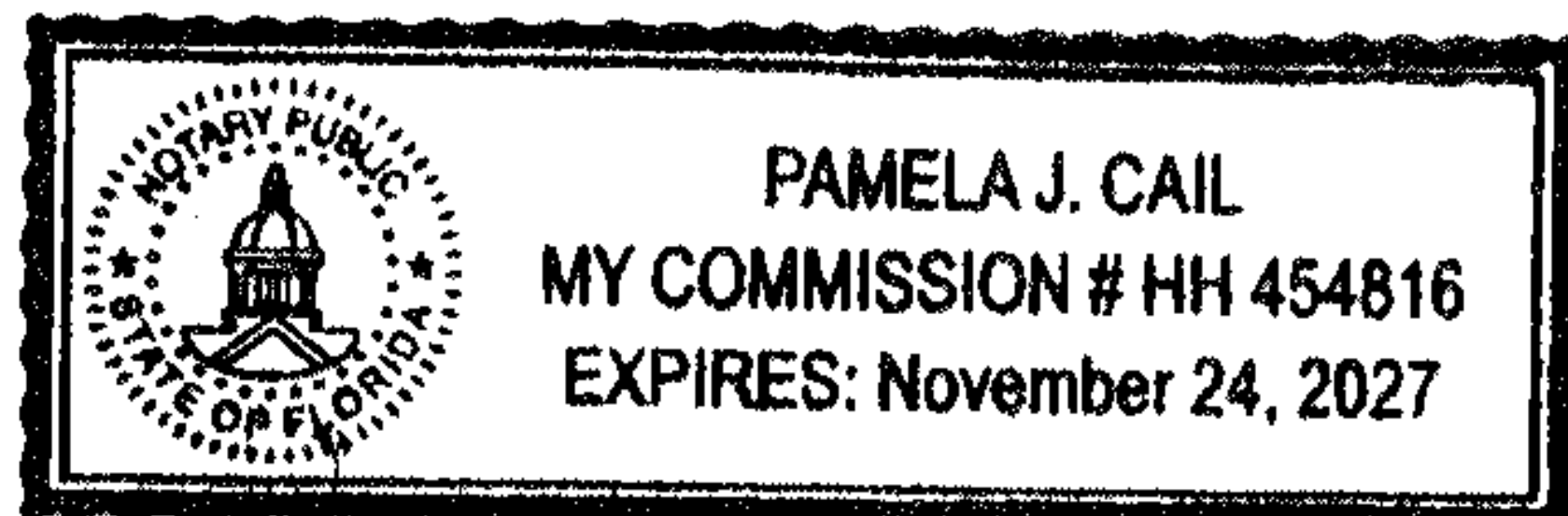
*Thomas W. Hupalowsky*  
THOMAS W. HUPALOWSKY,  
Grantor

Witness 2 Sign: *Leslie Lohn*  
Printed Name: Leslie Lohn  
Address: 1460 S. McCall Rd #2E  
Englewood, FL 34223

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me, the undersigned authority, by means of  physical presence or  online notarization by THOMAS W. HUPALOWSKY, who produced a drivers license as identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 2<sup>nd</sup> day of April 2026.



*Pamela J. Cail*  
NOTARY PUBLIC, STATE OF FLORIDA

## VACANT LAND PURCHASE AND SALE AGREEMENT

This Agreement is made on 4/2, 2026, between:

Seller: Thomas W. Hupalowsky  
Address: 836 Stewart Street, Englewood, Florida 34223

Buyers: Duncan A. Keith, a single man, and Karen J. Hinch, a single woman, as joint  
tenants with rights of survivorship  
Address: 861 Callan Street, Englewood, Florida 34223

### 1. Property

Seller agrees to sell, and Buyer agrees to purchase, the following real property located in Sarasota County, Florida:

Property Description: Lot 13, Block C, ENGLEWOOD HOMEACRES, LEMON BAY SECTION, as per Plat thereof recorded in Plat Book 5, Page 85, of the Public Records of Sarasota County, Florida

Parcel ID: 0498160060

### 2. Purchase Price

Total Purchase Price: \$60,000

Payment terms: Deposit of \$5,000, with \$55,000 due at closing

### 3. Closing

Closing shall occur on April 2, 2026

Closing agent: Leslie Lohn, LLC, Attorney at Law

### 4. Title & Conveyance

Seller shall convey marketable title by Warranty Deed

### 5. Property Condition

Buyer accepts the property As Is

### 6. Closing Costs

Buyer pays all closing costs

**7. Disclosures**

Seller agrees to disclose any known facts that materially affect the value of the property and are not readily observable

**8. Default**

If Buyer defaults, deposit may be retained by Seller  
If Seller defaults, Buyer may seek return of deposit

**9. Possession**

Possession transfers at closing

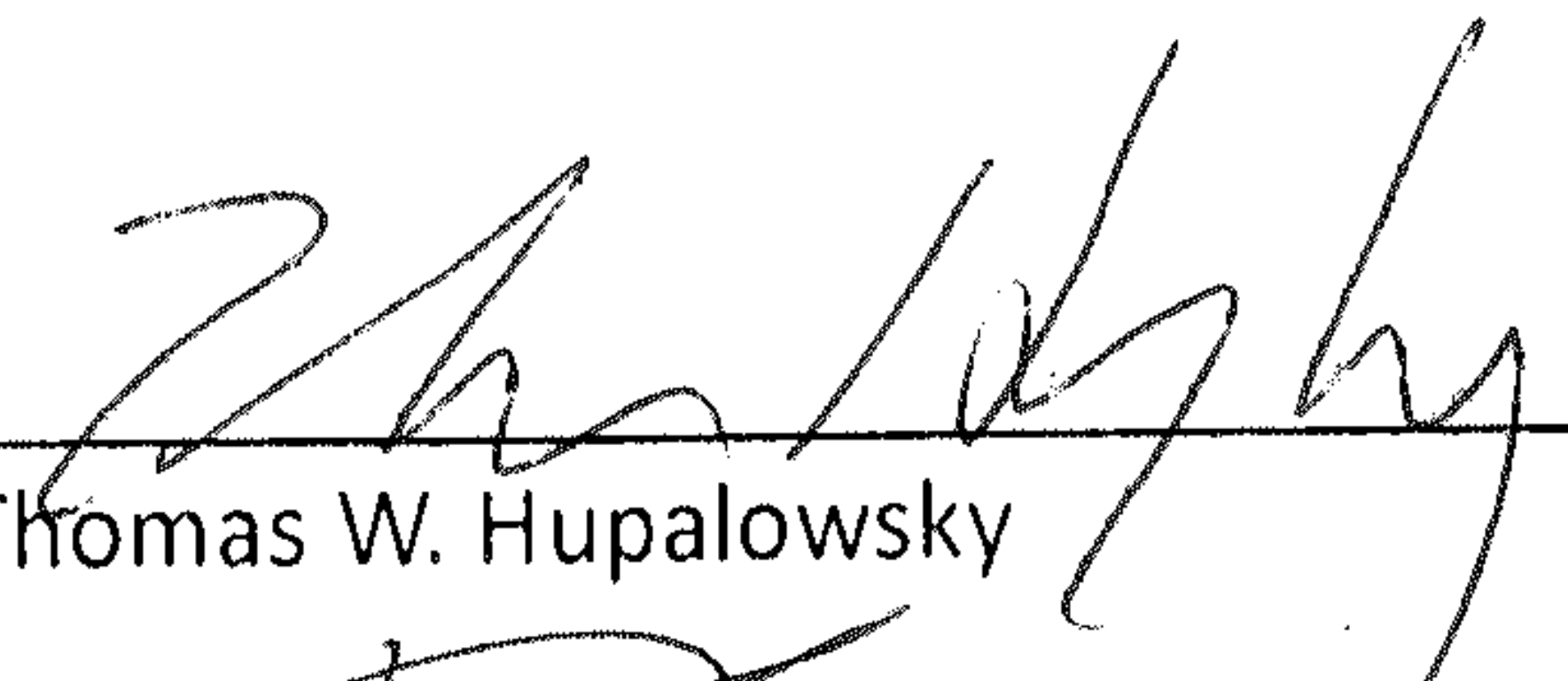

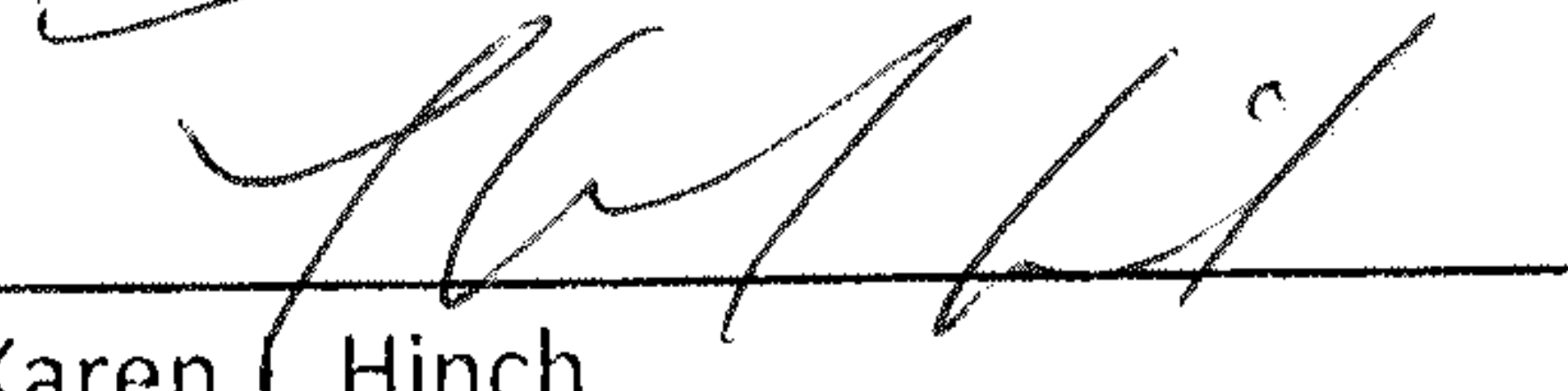
**10. Entire Agreement**

This is the entire agreement between the parties

**11. Governing Law**

This Agreement shall be governed by the laws of the State of Florida

**12. Signatures**

Seller	<u></u>	Date	<u>4/2/2026</u>
	Thomas W. Hupalowsky		
Buyer	<u></u>	Date	<u>4-2-2026</u>
	Duncan A. Keith		
Buyer	<u></u>	Date	<u>4/2/2026</u>
	Karen J. Hinch		

**13. Notary**

State of Florida  
County of Sarasota

Sworn and subscribed before me this 2<sup>nd</sup> day of April, 2026

Notary Signature 