

4/20/2026 3:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482926

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$154.00

File No.: PC-2026-6069
Parcel ID Number: 1146095409

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 20th day of April, 2026 between Royal Master Properties Inc., a Florida Corporation, whose post office address is 15820 Sunward Street, Wellington, FL 33414, of the County of Palm Beach, State of Florida, Grantor, to Jennifer R. Gabbard, Trustee of the Gabbard Revocable Trust, Dated October 13th, 2023, whose post office address is 5193 Baynes Road, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, situate, lying and being in Sarasota, Florida, to-wit:

Lot 9, Block 954, TwentySecond Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 10, 10A through 10J, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lisa Marie Fabro
WITNESS 1 SIGNATURE
PRINT NAME: LISA MARIE FABRO

WITNESS 1 ADDRESS:
13850 WELLINGTON TR.
WELLINGTON, FL 33414

Luca
WITNESS 2 SIGNATURE
PRINT NAME: Luca Castellano

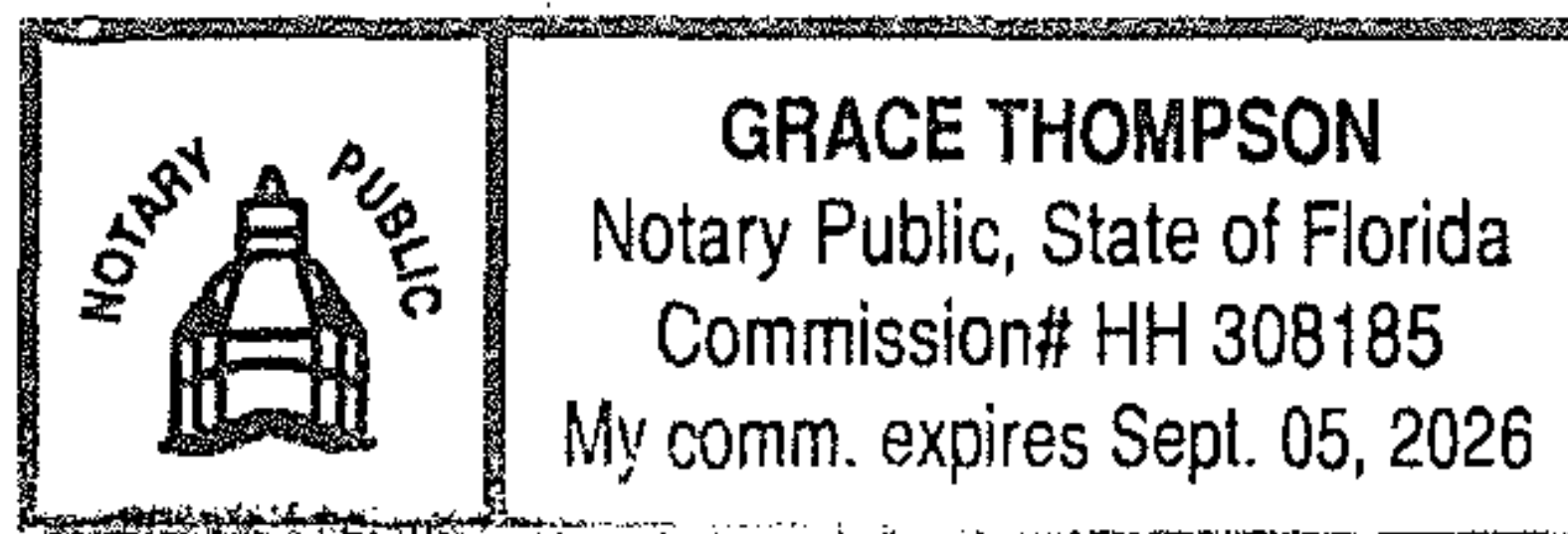
WITNESS 2 ADDRESS:
13850 wellington tr.
wellington, FL 33414

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of April, 2026, by Daniel A. Woodward, President of Royal Master Properties Inc., a FL Corporation, on behalf of the corporation, who is/are personally known to me or who has/have produced Florida Drivers License as identification.

Grace Thompson
Signature of Notary Public

Grace Thompson
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

Royal Master Properties Inc., a Florida Corporation

By: Daniel A. Woodward
Daniel A. Woodward, President