

4/23/2026 12:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484652

Prepared by and Return to:
Heather Jacobs
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$2,695.00

File No.: NP-2026-2762
Parcel ID Number: 0971-13-1214

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

This indenture made the **23rd day of April, 2026** between **Thomas Schaub Jr., Individually and as Trustee of Thomas Carl Schaub, Jr. Revocable Trust, dated October 15th, 2019, a married man, joined by Chrysta Schaub, his wife**, whose post office address is **166 Aj's Holler, Blairsville, GA 30512**, of the County of Union, State of Georgia, Grantor, to **Alan Matthew MacQuillan and Aida Marie MacQuillan, husband and wife**, whose post office address is **8137 Galbut Avenue, North Port, FL 34291**, of the County of Sarasota, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lots 14 and 15, Block 1312, Twenty-Sixth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 3, 3A through 3S, of the Public Records of Sarasota County, 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 Grantees 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:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Cameron Pennell

WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Heather T Jacobs

WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

Thomas Carl Schaub, Jr. Revocable Trust,
dated October 15th, 2019

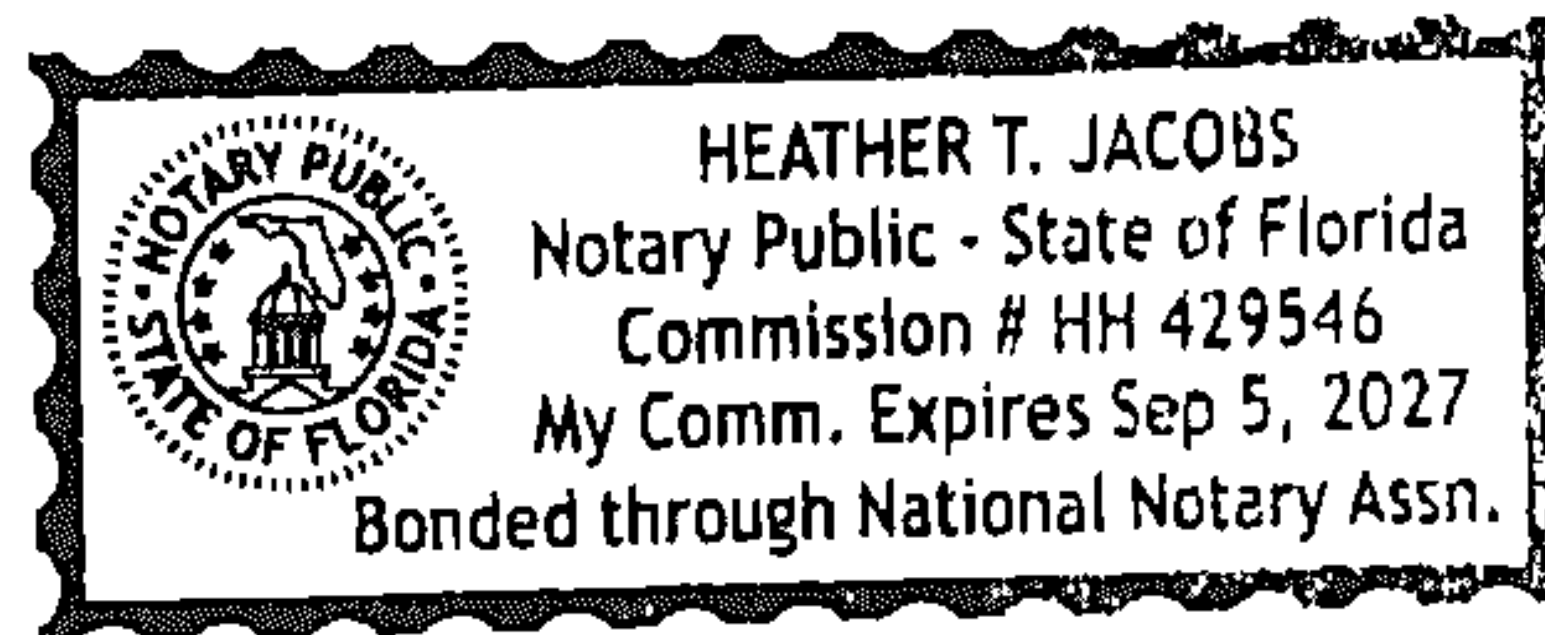
By: [Signature] IND + TR
Thomas Schaub Jr., Individually and as
Trustee

[Signature]
Chrysta Schaub

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of April, 2026, by Thomas Schaub Jr., Individually and as Trustee of Thomas Carl Schaub, Jr. Revocable Trust, dated October 15th, 2019, a married man, joined by Chrysta Schaub, his wife who is/are personally known to me or who has/have produced DRIVER'S LICENSE as identification.

[Signature]
Signature of Notary Public
Heather T Jacobs
Print, Type/Stamp Name of Notary



(NOTARY SEAL)