

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026055452 2 PG(S)**

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KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

SIMPLIFILE

Receipt # 3485855

Doc Stamp-Deed: \$2,940.00

Order No.: 2026-50367JLW

Property Appraiser's Parcel I.D. (folio) Number:
0485050020

WARRANTY DEED

THIS WARRANTY DEED dated April 30, 2026, by **HANNY IBRAHIM and BONNIE IBRAHIM**, a married couple, individually and as Trustees of the **IBRAHIM FAMILY TRUST DATED AUGUST 22, 2024**, whose post office address is 621 Palomino Trl., Englewood, Florida 34223 (the "Grantor"), to **BRIAN LUBBERS and SALLY LUBBERS**, a married couple, whose post office address is 8655 W. Olive Rd., West Olive, MI 49460 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

Lot 278, OVERBROOK GARDENS SECTION NO. 2, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 53, 53A and 53B, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

Neither the Grantor Trustees named herein, nor the spouses thereof, nor anyone for whose support they are responsible reside on or adjacent to the property herein described and said property is not therefore their homestead property.

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: 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Racheal Gauss
Printed Name of First Witness

3195 S. Access Rd. Englewood,
Address of First Witness FL 34224

[Signature]
Witness Signature

Bill Richardson
Printed Name of Second Witness

3195 S. Access Rd. Englewood,
Address of Second Witness FL 34224

[Signature]

HANNY IBRAHIM, Individually and as
Trustee of the IBRAHIM FAMILY TRUST DATED
AUGUST 22, 2024

[Signature]

BONNIE IBRAHIM, Individually and as
Trustee of the IBRAHIM FAMILY TRUST DATED
AUGUST 22, 2024

Grantor Address:
621 Palomino Trl.
Englewood, FL 34223

STATE OF FL
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of April, 2026 by HANNY IBRAHIM and BONNIE IBRAHIM, Individually and as Trustees of the IBRAHIM FAMILY TRUST DATED AUGUST 22, 2024, who is/are personally known to me or who has/have produced _____ as identification and who did take an oath.

[Signature]

Notary Public, State of
My Commission Expires:
(Seal)

