

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026055694 2 PG(S)**

4/27/2026 2:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486046

Prepared by and After  
Recording Return to:  
Properties Title, LLC  
Attn: Maurice Azerad, Esq.  
5218 Paylor Ln.  
Sarasota, FL 34240

As a necessary incident to the fulfillment  
of conditions contained in a title insurance  
commitment issued by it.

**Doc Stamp-Deed: \$1,750.00**

File No.: 2026-03-4446

Parcel ID Number: 0066101015

## **WARRANTY DEED**

This WARRANTY DEED, made April 27, 2026, by **TIMOTHY E. O'NEIL, AN UNMARRIED MAN, INDIVIDUALLY AND AS TRUSTEE OF THE TIMOTHY E. O'NEIL REVOCABLE TRUST DATED APRIL 13, 2021, AS TO AN UNDIVIDED 50% INTEREST, AND TIMOTHY O'NEIL A/K/A TIMOTHY E. O'NEIL, AN UNMARRIED MAN, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE DEREK G. HAIGHT REVOCABLE TRUST DATED APRIL 24, 2023, AS TO AN UNDIVIDED 50% INTEREST**, whose address is 5744 Antibes Street, Unit 3059, Sarasota, FL 34233 (the "Grantor"), to **KARL ROSEBROCK AND DAWN ROSEBROCK, TRUSTEES OF THE KARL ROSEBROCK & DAWN ROSEBROCK REVOCABLE TRUST DATED JUNE 11, 2013**, whose address is 4205 74th Terrace East, Sarasota, FL 34243 (the "Grantee"):

(Whenever used herein the term "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 TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00) 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 situate in **Sarasota County**, Florida, to-wit:

**Unit 3059, CASA DEL SOL, A CONDOMINIUM, SECTION III, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2040, Page 314 and any amendments thereto, and per plat thereof in Condominium Book 27, Page 15, 15A and 15B, Public Records of Sarasota County, Florida; together with an undivided interest in the common elements appurtenant thereto.**

**Subject**, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

**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 for all covenants,

conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Signature [Handwritten Signature]  
Witness Printed Name JENNIFER LYNN FLODIN  
Witness #1 Address 5218 Paylor Ln.  
Sarasota, FL 34240

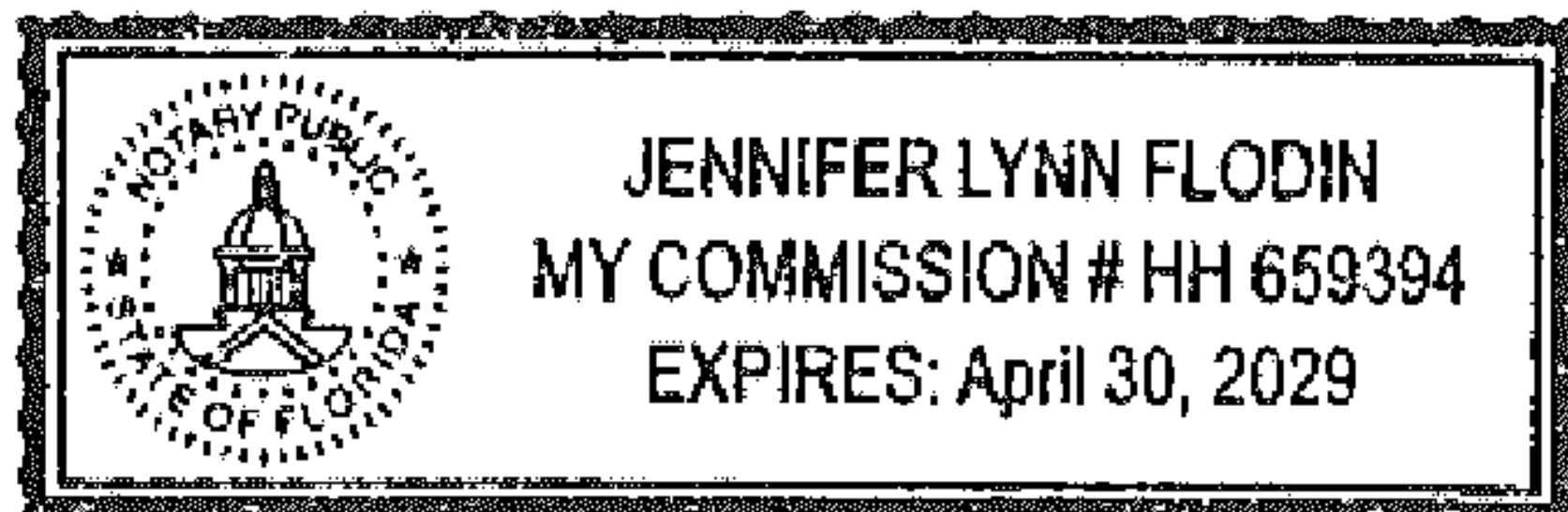
The Timothy E. O'Neil Revocable Trust dated April 13, 2021  
By: [Handwritten Signature]  
Timothy E. O'Neil, Individually and as Trustee

Signature [Handwritten Signature]  
Witness Printed Name Schuyler Burke  
Witness #2 Address 1549 Ringling Blvd  
ste #600, Sarasota, FL, 34236

The Derek G. Haight Revocable Trust dated April 24, 2023  
By: [Handwritten Signature]  
Timothy O'Neil A/K/A Timothy E. O'Neil, Individually and as Successor Trustee

State of FL  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on 27th day of April, 2026, by Timothy O'Neil A/K/A Timothy E. O'Neil, Individually and as Trustee of The Timothy E. O'Neil Revocable Trust dated April 13, 2021, and Individually and as Successor Trustee of The Derek G. Haight Revocable Trust dated April 24, 2023, who is/are  personally known to me or who has/have  produced [Handwritten Signature] as identification.



[Handwritten Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_