

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026056149 3 PG(S)**

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237

Parcel ID No. 0093-06-0002
Sales Price: \$525,000.00
File No.: 14886-L

4/28/2026 12:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3486465

Doc Stamp-Deed: \$3,675.00

WARRANTY DEED

THIS WARRANTY DEED is made this 28 day of April, 2026 by Johnson S. Savary, Jr., whose mailing address is 3210 Alba Circle, Bradenton, FL 34211 (hereinafter referred to as the "Grantor") to Aiden Hilliard and Nancie Hilliard, husband and wife whose mailing address is 4991 Cedar Oak Way, Sarasota, FL 34233 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to 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.

SAID PROPERTY is not the homestead of the GRANTOR(S) under the laws and constitution of the State of Florida in that neither GRANTOR(S) or any member of the household of GRANTOR(S) reside thereon.

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

AND THE Grantor hereby covenants with the Grantee that except as above noted, 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, 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.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

[Handwritten Signature]

[Handwritten Signature]

Witness Name: Widal Harkin
Witness Address: _____

Johnson S. Savary, Jr.

100 Wallace Avenue, Suite 100
Sarasota, FL 34237

[Handwritten Signature]

Witness Name: Lisa Darley
Witness Address: _____

100 Wallace Avenue, Suite 100
Sarasota, FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 27 day of April, 2026, by Johnson S. Savary, Jr., who [] is personally known to me or [X] has produced his Florida driver's license as identification.

[Handwritten Signature]

Notary Signature

Printed Name: _____

My Commission Expires: _____



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 362, THREE OAKS, UNIT 1, according to the plat thereof as recorded in Plat Book 39, Page 13, Public Records of Sarasota County, Florida.