

4/28/2026 1:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486561

Prepared by and Return to:
Sandra Cruz
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-361-SXC
Sales Price: Price: \$528,000.00

Doc Stamp-Deed: \$3,696.00

General Warranty Deed

Made this 27th day of April, 2026 By **George W. Breen and Tracey A. Breen, husband and wife**, whose address is: 216 Tamarack Avenue, Naperville, IL 60540, hereinafter called the grantor, to **Gerald Rathay and Louise Rathay, husband and wife, as tenants by the entirety**, whose post office address is: 1350 Main Street, Unit 908, Sarasota, FL 34236, hereinafter called 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 Ten Dollars, (\$10.00) and other valuable considerations, 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, viz:

Lot 17, Block 79, GULF GATE WOODS, UNIT 2, according to the plat thereof, as recorded in Plat Book 20, Page 9, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0111150027**

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 taxes accruing subsequent to December 31, 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 our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Michelle Raimondi
Witness Signature above:

George W. Breen
George W. Breen
216 Tamarack Avenue, Naperville, IL 60540

Witness print name below:
Michelle Raimondi

Tracey A. Breen
Tracey A. Breen
216 Tamarack Avenue, Naperville, IL 60540

Witness Address:
409 Haddon Ct
Naperville IL 60565

R. Will
Witness Signature above:

Witness print name below:
Rebecca Williamson

Witness Address:
W7536 Koshkonong Mounds R.
Fort Atkinson WI 53538

STATE OF Illinois
COUNTY OF Will

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of APRIL, 2020, by George W. Breen and Tracey Breen, who is/are personally known to me or who has/have produced Drivers License as identification.

Michelle Raimondi
Signature of Notary Public

Michelle Raimondi
Print, Type/Stamp Name of Notary

