

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026056748 2 PG(S)**

4/28/2026 5:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486951

Prepared by and return to:

Harry W. Haskins
Haskins Law, LLC
3400 South Tamiami Trail
201
Sarasota, FL 34239

File No 2026-157

Doc Stamp-Deed: \$4,025.00

Parcel Identification No 0075030087

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 28th day of April, 2026 between Michael T. Gowan and Patricia Gowan, husband and wife, whose post office address is 4201 Palacio Drive, Sarasota, FL 34238, Florida, Grantor, to Pallet Modular LLC, a Florida Limited Liability Company, whose post office address is 4767 New Broad Street, Orlando, FL 32814 Grantee:

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

Lots 18 and 20, Block F, Ridgewood Subdivision, according to the plat thereof recorded in Plat Book 1, page 132, 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 Grantee 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michael T. Gowan
Michael T. Gowan

Patricia Gowan
Patricia Gowan

Cheyl Lyons
WITNESS
PRINT NAME: CHEYL LYONS

4750 OAK HILL DR
SARASOTA, FL 34232
WITNESS 1 ADDRESS

Doreen L. Gentz
WITNESS
PRINT NAME: Doreen L. Gentz

3081 Madagascar Ave.
North Port, FL 34286
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of April, 2026, by Michael T. Gowan and Patricia Gowan, who is/are personally known to me or who has/have produced DL as identification.

Doreen L. Gentz
Signature of Notary Public

Print, Type/Stamp Name of Notary

