

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026059523 2 PG(S)

5/4/2026 2:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489294

CONSIDERATION: \$155,000.00

DOC TAX: \$1,085.00

RECORD: \$ 18.00

PARCEL ID NO.: 2022-15-1214

Prepared by and return to:

Doc Stamp-Deed: \$1,085.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Peter T. Currin, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 1st day of May 2026, by and between TYLER W.M. HAGAN, an unmarried man, hereinafter referred to as Grantor, whose post office address is 3440 Highlands Bridge Road, Sarasota, Florida 34235, and GREGORY GALLIEN and ROBIN GALLIEN, husband and wife, and SABRINA GALLIEN, as joint tenants with right of survivorship, hereinafter referred to as Grantee, whose post office address is 14505 MJ Road, Myakka City, Florida 34251.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 38-C-2 of RAMBLEWOOD ACRES, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1044, Page 1842, and all exhibits and amendments thereof, and recorded in Condominium Book 8, Page 4, as amended, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

[Signature]
Witness Name: Peter T. Currin

[Signature]
TYLER W.M. HAGAN

Witness Address: 50 Central Ave
Stuart, FL 34932

[Signature]
Witness Name: Alexis Thomas

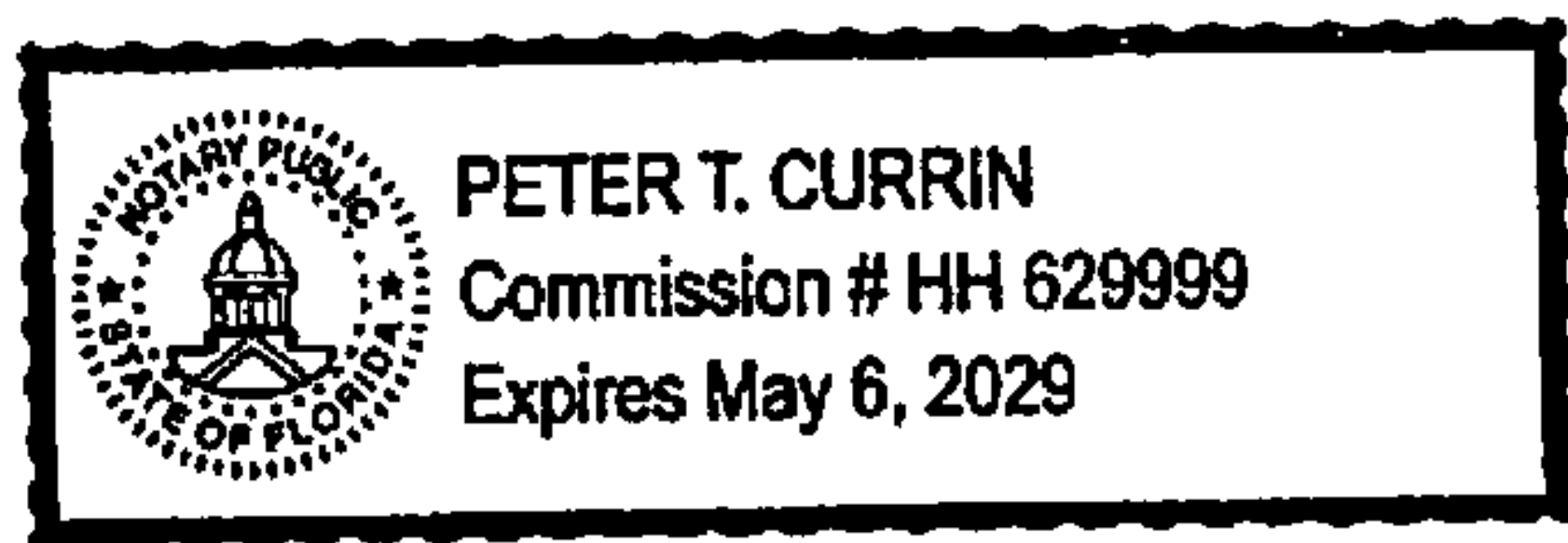
Witness Address: 50 Central Ave
Stuart, FL 34932

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 29 day of April 2026 by TYLER W.M. HAGAN, who is personally known to me or has produced P.D.C. as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]
Signature of Notary Public

(Notary Seal)



Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.