

5/5/2026 2:03 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490029

Prepared by and Return to:
Kate Baszto
MSC Title, Inc.
8325 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202
File No. 2026-315-KXB
Sales Price: \$434,000.00

Doc Stamp-Deed: \$3,038.00

General Warranty Deed

Made this 5th day of May, 2026 By **Steven John Harpas, an unmarried man**, whose address is: 3304 Lawton Place, Green Cove Springs, FL 32043, hereinafter called the grantor, to **Ryan Gabbard and Nicole Gabbard, husband and wife**, whose post office address is: 99 Old Woodbury Road, Southbury, CT 06488, 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 64, Block 694, 17th Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 16, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0958069464**

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)

Jennifer L. Blunk
Witness Signature above:

Steven John Harpas
Steven John Harpas
3304 Lawton Place, Green Cove Springs, FL
32043

Witness print name below:
Jennifer L. Blunk

Witness Address:
684 S. Indiana Ave
Englewood, FL 34223

Kim Price
Witness Signature above:

Witness print name below:
Kim Price

Witness Address:
684 S. Indiana Ave
Englewood, FL 34223

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 Steven John Harpas, who is/are personally known to me or who has/have produced FLDL as identification.

Jennifer L. Blunk
Signature of Notary Public

Print, Type/Stamp Name of Notary



Jennifer L. Blunk
Comm.: HH 631237
Expires: Oct. 15, 2027
Notary Public - State of Florida