

5/12/2026 2:40 PM

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

SIMPLIFILE

Receipt # 3493098

Prepared by/ Return to:
Sarah Duff
Magnolia Title Company
5310 4th Avenue Circle East, Bradenton, FL 34208
60201047

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$3,430.00

Property Appraisers Parcel I.D. (Folio) Number(s): 0056030008

WARRANTY DEED

This Warranty Deed Made the 12th day of May, 2026, by Ty Raymond Thacker, a single man, hereinafter called the grantor, whose post office address is: 1919 Lincoln Drive, Sarasota, FL 34236 to Ronald P. Faraci and Cecilia L. Faraci, husband and wife, whose post office address is: 2286 Hyde Park Street, Sarasota, FL 34239, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$490,000.00 (FOUR HUNDRED NINETY THOUSAND AND 00/100) 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 4, HOMELANDS DEVELOPMENT CORP., according to the map or plat thereof, as recorded in Plat Book 8, Page 51, of the Public Records of Sarasota County, Florida.

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, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness 1 Signature: [Signature] Ty Raymond Thacker
Printed Name: Laurie Cooper
Post Office Address: 2075 Fruitville Rd.
Sarasota, FL 34237

Witness 2 Signature: [Signature]
Printed Name: MARE RASMUSSEN
Post Office Address: 1947 RINGLING BLVD.
SARASOTA, FL 34236

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of May, 2026 by Ty Raymond Thacker, a single man, who has/have produced driver's license as identification.

[Signature] My Commission Expires: _____ (SEAL)
Notary Public Signature

Printed Name: _____
 Online Notary (Check Box if acknowledgment done by Online Notarization)

