

5/15/2026 3:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495061

PREPARED WITHOUT OPINION OF TITLE
BY AND RETURN TO:

CHRISTOPHER J. HORLACHER, ESQUIRE
Florida Bar #: 0069087
DHR LAW
2639 Fruitville Rd., Ste. 203
Sarasota, FL 34237
(941) 361-1153 PH.
(941) 827-9818 FX.

Doc Stamp-Deed: \$0.70

WARRANTY DEED

1. **IDENTIFICATION OF GRANTOR(S).** Grantor(s) name and address:

RONALD C. HEATON and WANDA E. HEATON, husband and wife
4624 Talbot Place
Sarasota, FL 34241

2. **IDENTIFICATION OF GRANTEE(S).** The Grantee(s), as to the remainder interest, if any, upon our deaths is **CHRISTOPHER HEATON, a single man.**

Expressly reserving in us, **RONALD C. HEATON and WANDA E. HEATON**, a LIFE ESTATE, without any liability for waste, and reserving full power and authority to gift, sell, convey, mortgage, lease or otherwise manage and dispose of the Real Property, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any, and all, proceeds generated thereby. We reserve the right to change or remove the remainderman at any time, without the consent of the remainderman, except no right is reserved or retained by us to dispose of the property by devise upon death. No remainderman shall have any right, power, or authority to assign, transfer, encumber, or otherwise dispose of all or any part of their interest until our deaths. No interest in the Real Property shall be subject to any claim, liability, attachment, execution, or other process of law of any creditor of a remainderman.

Subject to the foregoing, Grantee(s) shall hold a remainder interest in and to the Real Property. Upon our deaths, all right, title and interest in and to the Real Property, or whatever part thereof or interest therein remaining in us shall fully vest in the surviving Grantee(s).

Grantee(s) address(es) are/is as follows:

**CHRISTOPHER HEATON
1849 Springwood Drive
Sarasota, FL 34232**

Furthermore, we hereby reserve unto us, a beneficial right of possession for life sufficient for homestead exemption according to Florida Statutes 196.041.

3. **MEANINGS OF TERMS.** The terms "I", "me", "we", "us" or "you" shall mean and include the masculine, feminine, singular, or plural, as the context permits or requires, and include heirs, personal representatives, successors, or assigns.
4. **DESCRIPTION OF REAL PROPERTY CONVEYED.** The property hereby conveyed (also referred to collectively as "Real Property") is described as follows:

Lot 270 Bent Tree Village, a Subdivision according to the plat thereof as recorded in Plat Book 23, Pages 12, 12A through 12G, inclusive of the Public Records of Sarasota County, Florida

Property Appraiser's Parcel Identification Number is: 0258110011

Having a postal address of 4624 Talbot Place, Sarasota, FL 34241

Together with all tenements, hereditaments, easements, and appurtenances belonging to or benefiting such property.

5. **CONSIDERATION.** For and in consideration of the sum of \$10.00 and other valuable consideration, receipt being hereby acknowledged.
6. **CONVEYANCE OF REAL PROPERTY.** For the consideration described in Paragraph 5, above, we have granted, bargained, and sold the Real Property as set forth in Paragraph 4 of this Deed.
7. **WARRANTY.** We fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record and taxes subsequently to the current year.

8. EXECUTION. We have executed this instrument on this 15th day of May, 2026.

WITNESSES AS TO BOTH:

Julia Horowitz
Print Name Julia Horowitz
Address 2639 Fruitville Rd #203
Sarasota, FL 34237

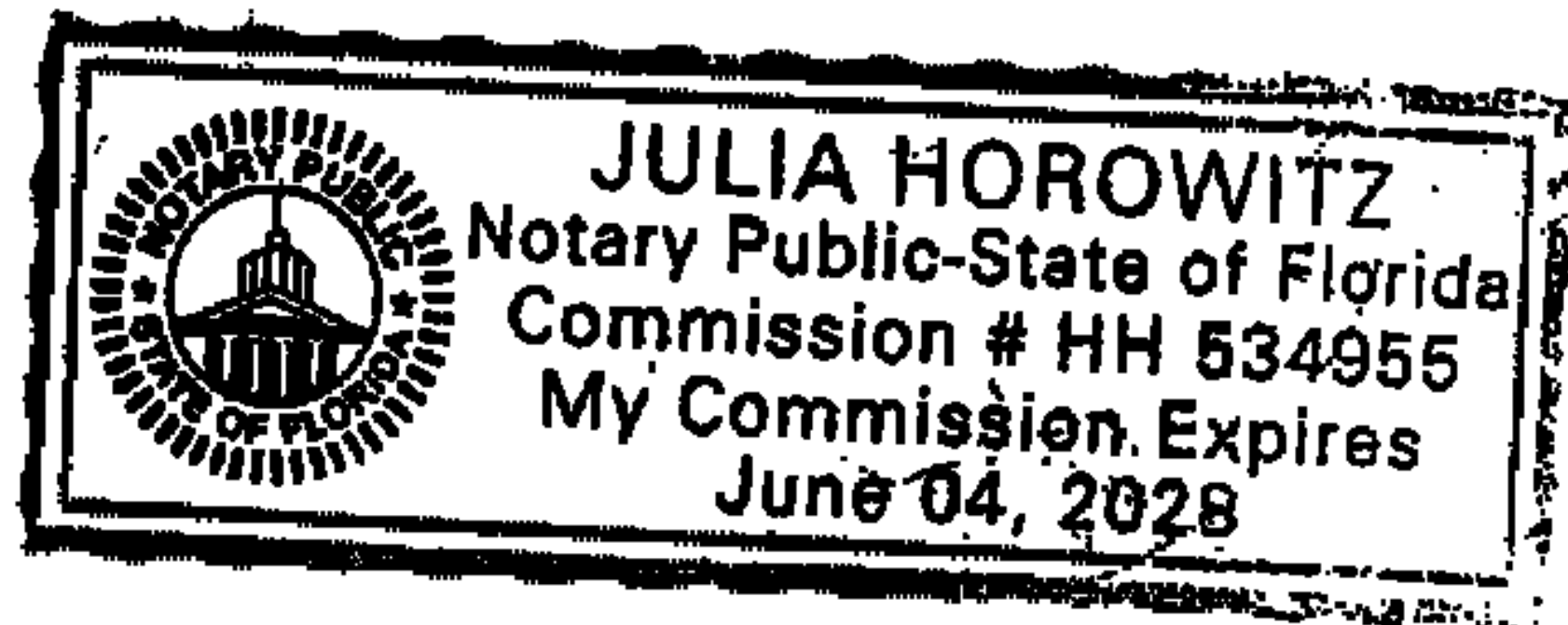
[Signature]
RONALD C. HEATON

[Signature]
Print Name Chris Horowitz
Address 2639 Fruitville Rd #203
Sarasota, FL 34237

[Signature]
WANDA E. HEATON

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of May, 2026, by **RONALD C. HEATON and WANDA E. HEATON**, who are (Notary choose one) personally known to me, or who have produced FL DL as identification.



Julia Horowitz
Notary Public
Print Name: Julia Horowitz
My Commission Expires: 6/4/28