

Prepared by and Return to:  
Sandra Cruz  
MSC Title, Inc.  
1605 Main Street, Suite 101, Sarasota, FL 34236  
File No. 2026-419-SXC  
Sales Price: Price: \$565,000.00

5/18/2026 2:54 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3495632

Doc Stamp-Deed: \$3,955.00

## General Warranty Deed

Made this 15th day of May, 2026 By **John A. Hawke, an unmarried man**, whose address is: 1724 South Drive, Sarasota, FL 34239, hereinafter called the grantor, to **Rae Ann Quinn, a married woman, and David Hinkle, a married man, as joint tenants with right of survivorship**, whose post office address is: 9032 Willow Brook Drive, Sarasota, FL 34238, 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 4, Willowbrook, according to the map or plat thereof, as recorded in Plat Book 41, Pages 38, 38A through 38C, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0133020055**

**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.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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)

[Signature]  
Witness Signature above:

[Signature]  
John A. Hawke  
1724 South Drive, Sarasota, FL 34239

Witness print name below:  
Sandra Cruz

Witness Address:  
1605 Main St. #101  
Sarasota, FL 34234

[Signature]  
Witness Signature above:

Witness print name below:  
MEGAN KENDRICK

Witness Address:  
1605 Main St. #101  
Sarasota, FL 34234

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of April, 2026, by John A. Hawke,  who is/are personally known to me or  who has/have produced FIDR.kic as identification.

[Signature]  
Signature of Notary Public  
Sandra Cruz  
Print, Type/Stamp Name of Notary

