

5/19/2026 10:42 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495926

Prepared by and return to:

Valerie Falcon

Booth & Cook P.A.

3030 Starkey Blvd. Suite 100

Trinity, FL 34655

727-842-9105

File Number: 26-105

Consideration: \$360,000.00

Doc Stamp-Deed: \$2,520.00

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## Warranty Deed

**This Warranty Deed** made this 13th day of May, 2026 between Tracy L. Laub, a Single Person, Individually and as Trustee of the Tracy L. Laub Revocable Trust Dated August 3, 2015 whose post office address is 621 Arnada Road North, Venice, FL 34285, grantor, and Michael J. Molen and Mary Suzanne Pettigrew-Molen, husband and wife whose post office address is 8969 Mondial Court, Venice, FL 34293, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

**Lot 23, RAPALO, according to the plat thereof recorded in Plat Book 49, Page 48, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0470110032**

**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**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Harvey Mars

Witness Name: HARVEY MARS  
Witness Address: 1118 WESTERN PINE CR  
SARASOTA FL 34290

Amy Mars

Witness Name: AMY MARS  
Witness Address: 1118 WESTERN PINE CR  
SARASOTA, FL 34290

Tracy L. Laub

Tracy L. Laub, Individually and as Trustee

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13th day of May, 2026 by Tracy L. Laub, Individually and as Trustee of the Tracy L. Laub Revocable Trust, dated August 3, 2015, who  are personally known or  have produced a DRIVERS LICENSE as identification.

[Notary Seal]

Amy Mars

Notary Public

Printed Name: AMY MARS

My Commission Expires: 6-19-2027

