

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067990 2 PG(S)**

Prepared by and Return To:
Greg Fisher
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-157052

5/20/2026 9:40 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496463

Doc Stamp-Deed: \$2,800.00

APN/Parcel ID(s): 0403010022

WARRANTY DEED

THIS WARRANTY DEED dated MAY 15, 2026, by Deborah K. Borato and Ronald D. Borato, wife and husband, hereinafter called the grantor, to Caroline Harbeck Farkas and Thomas J. Farkas, wife and husband, whose post office address is 7254 E Las Palmaritas Dr, Scottsdale, AZ 85258, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 4B, Pinebrook Preserve, according to the map or plat thereof, as recorded in Plat Book 45, Page(s) 8, 8A through 8C, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



Witness Signature



Print Name

Address: 189 Center Rd.
Venice, FL 34285



Deborah K. Borato



Ronald D. Borato

Address: 112 Preserve Pl, 7
Nokomis, FL 34275



Witness Signature



Print Name

Address: 189 Center Rd.
Venice, FL 342895

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 MAY, 2026, by Deborah K. Borato and Ronald D. Borato, to me known to be the person(s) described in or who has/have produced DRIVERS LICENSES as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



Name: _____
Notary Public in and for the State of FLORIDA
My Commission Expires: _____

