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5/27/2026 1:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499141

Prepared By and Return To:

Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237

Doc Stamp-Deed: \$2,870.00

Parcel ID No. 0121040017

Sales Price: \$410,000.00

File No.: 14912-S

WARRANTY DEED

THIS WARRANTY DEED is made this 21st day of May, 2026 by Robert D. Irwin and Sarah S. Irwin, husband and wife, whose mailing address is 3205 Lake Point Blvd., Sarasota, FL 34238 (hereinafter referred to as the "Grantor") to Joseph John Gregory and Virag Andrea Gregory, husband and wife whose mailing address is 4428 Calle Serena, Sarasota, FL 34238 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all 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 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 the Grantee that except as above noted, 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, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

Michelle Smith
Witness Signature
Print Name: **MICHELLE SMITH**
P.O. Address: _____
100 Wallace Avenue, Suite 100
Sarasota, FL 34237

Robert D. Irwin
Robert D. Irwin

Sarah S. Irwin
Sarah S. Irwin

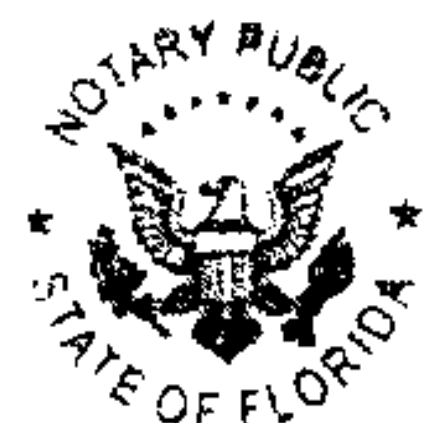
(as to both)

Michael T. Hankin
Witness Signature
Print Name: **MICHAEL T. HANKIN**
P.O. Address: _____
100 Wallace Avenue, Suite 100
Sarasota, FL 34237

(as to both)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 27th day of May, 2026, by Robert D. Irwin and Sarah S. Irwin who [] are personally known to me or [X] have produced their Florida driver's license as identification.



MICHELLE SMITH
Commission # HH 503850
Expires April 20, 2028

Michelle Smith
Signature
Printed Name: **MICHELLE SMITH**
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 26, VILLA PALMERAS, according to the plat thereof as recorded in Plat Book 32, Page 9, Public Records of Sarasota County, Florida.