

5/28/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3499883

Doc Stamp-Deed: \$4,935.00

Prepared by and return to:

Michael S. Bloom, Esq.
Michael S. Bloom, P.A.
301 West Atlantic Avenue
Suite O-5
Delray Beach, FL 33444

File No 26-7482

Parcel Identification No 0977-06-0841

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 27th day of May, 2026 between Marco Fanti and Laura Fanti, his wife, whose post office address is 13190 Alderley Drive, Orlando, FL 32832, Grantor, to Jesse Scott Hicks and Annie Jo Hicks, his wife, whose post office address is 5348 Royal Poinciana Way, North Port, FL 34291, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 841, Heron Creek, Unit 11, according to the map or plat thereof as recorded in Plat Book 45, Page 3, Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marco Fanti

Marco Fanti

Laura Fanti

Laura Fanti

Patel Nishab.

WITNESS

PRINT NAME: Nishaben Patel

Kristian Reid

WITNESS

PRINT NAME: Kristian Reid

6441 S. Chickasaw Trail,

Orlando FL 32829

WITNESS 1 ADDRESS

6441 S. Chickasaw Trail

Orlando FL 32829

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ORANGE

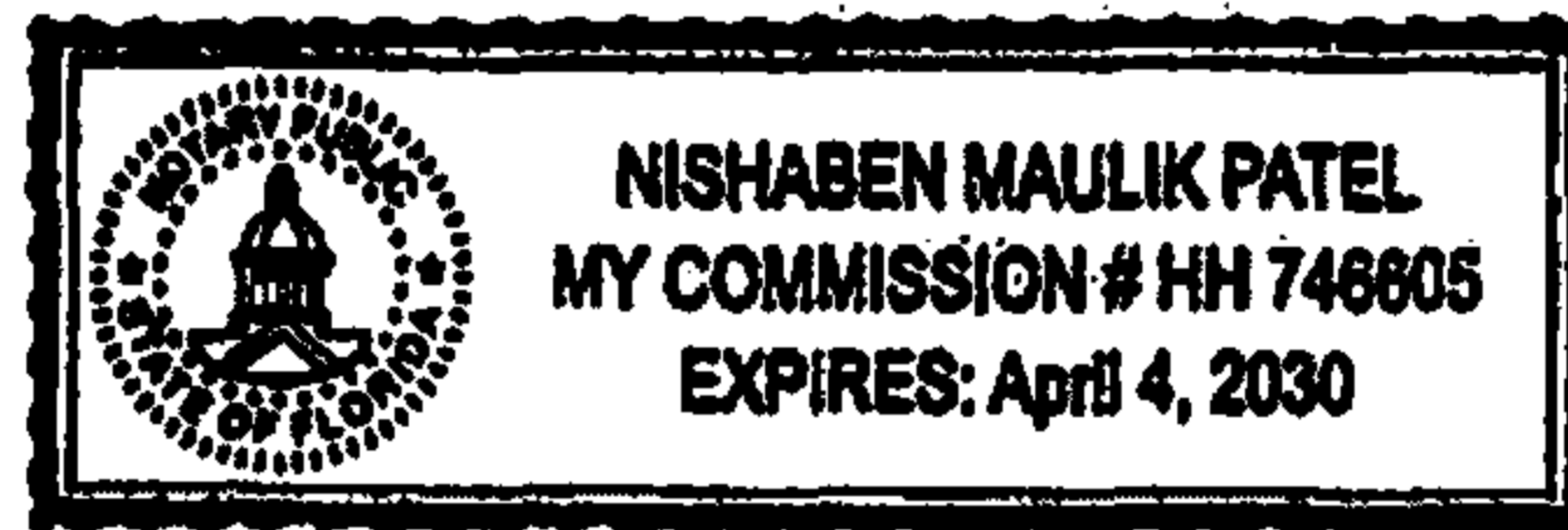
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of May, 2026, by Marco Fanti, Laura Fanti and, who is/are personally known to me or who has/have produced Florida Driver's Licenses as identification.

Patel Nishab.

Signature of Notary Public

Nishaben Patel

Print, Type/Stamp Name of Notary



Return to:
Richelle Harris Shindel
Heron Creek Golf & Country Club
5301 Heron Creek Boulevard
North Port, Florida 34287

HERON CREEK GOLF & COUNTRY CLUB
CERTIFICATE OF MEMBERSHIP

HERON CREEK ASSOCIATES, LTD., a Florida limited partnership (the "Club"), does hereby certify that:

1. The Club is the "Country Club Owner," as such term is used in the Declaration of Covenants, Conditions, and Restrictions for Heron Creek recorded in the Official Records as Instrument #1999127212, Public Records of Sarasota County, Florida, as amended (the "Declaration"),

2. Jesse Hicks and Anne Hicks his wife is the holder of a Membership (as defined in the Declaration).

18 IN WITNESS WHEREOF, the Club has caused this Certificate to be executed in its name this 18 day of May, 2026

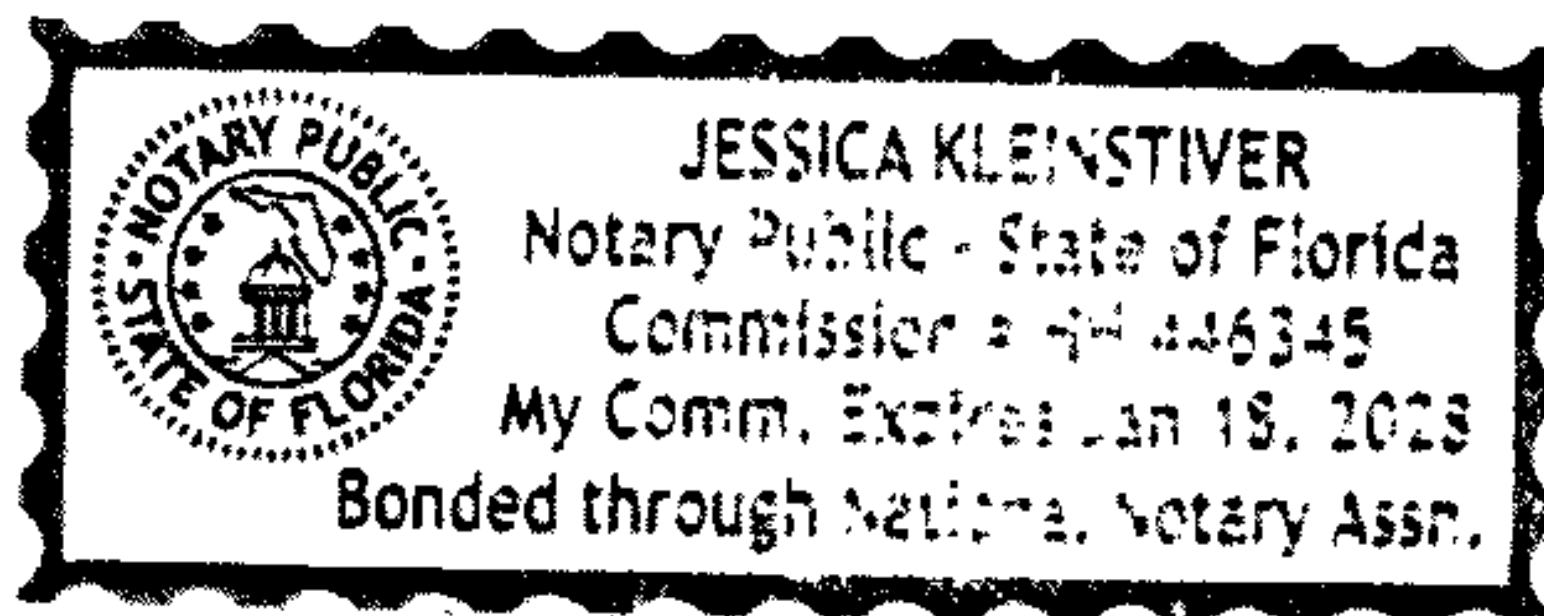
HERON CREEK ASSOCIATES, LTD.

By: Richelle Harris Shindel
Richelle A. Harris Shindel,
as its authorized agent

STATE OF FLORIDA
COUNTY OF SARASOTA

May The foregoing instrument was acknowledged before me this 18 day of May, 2026 by Richelle A. Harris Shindel, as authorized agent of **HERON CREEK ASSOCIATES, LTD.**, a Florida limited partnership, on behalf of the partnership. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notary Seal



Jessie Kleinstiver
Notary Public

My Commission Expires: 1/15/2028

I am a Notary Public of the State of Florida
and my commission expires on 1/15/2028.