

6/1/2026 2:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by and return to:

EPN

Receipt # 3501337

J. Kevin Drake
J. Kevin Drake, P.A.
1432 First Street
Sarasota, FL 34236
941-954-7750
File Number: 6311-002

Doc Stamp-Deed: \$3,325.00

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Warranty Deed

This Warranty Deed made this 29th day of May, 2026 between **Brandon Sack and Rachael K. Taylor, husband and wife** whose post office address is **1005 Opus Way, Montvale, NJ 07645**, grantor, and **Dennis R. Bunker and Diane Bunker, husband and wife** whose post office address is **4435 Diamond Circle W., Sarasota, FL 34233**, 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 40, EMERALD GARDENS, according to the plat thereof as recorded in Plat Book 33, Page 23, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0069070030

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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 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:

Tanisha L. Downey
Witness Name: Tanisha L. Downey
Witness Address: 13 Clark Drive
Nanuet, NY 10954

Robert W Young II
Witness Name: Robert W Young II
Witness Address: 13 Carrie Ln
Nanuet, NY 10954

(Seal)
Brandon Sack

(Seal)
Rachael K. Taylor

State of New York
County of Rockland

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of May, 2026 by Brandon Sack and Rachael K. Taylor, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

ROBERT W YOUNG II
Notary Public, State of New York
No. 01YO0006713
Qualified in Rockland County
Commission Expires 04-28-2027

Robert W Young II
Notary Public
Printed Name: Robert W Young II
My Commission Expires: 4-28-2027