

6/5/2026 12:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503762

Consideration: \$710,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285

Property Appraiser's Parcel ID No.: 0780-02-4420

(FOR INFORMATIONAL PURPOSES ONLY)

Doc Stamp-Deed: \$4,970.00

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 5th day of June, 2026, by and between **JOHN V. ROB AND SALLY D. ROB, HUSBAND AND WIFE**, whose address is **223 Forgedale Drive, Carlisle, PA 17015** (hereinafter "GRANTOR"), and **MONTGOMERY LEE BLIZARD AND NANNETTE ROSE HINER BLIZARD**, AS TRUSTEES OF THE MONTGOMERY L. & NANNETTE ROSE HINER BLIZARD JOINT REVOCABLE TRUST AGREEMENT DATED MARCH 9, 2020, as restated on July 11, 2023 whose address is **3621 North Point RD, Unit 403, Osprey, FL 34229-8914** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 442 OF GRAN PARADISO, PHASE 2-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 45, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1)

Printed Name John V. Rob
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

GRANTOR:

John V. Rob

Sally D. Rob

(2)

Printed Name Andrew Conaboy
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of May, 2026, by John V Rob and Sally D Rob, ☐ who is/are personally known to me or ☒ who has/have produced Driver license as identification.

Andrew Conaboy
Signature of Notary Public

Print, Type/Stamp Name of Notary

