

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077649 2 PG(S)

6/8/2026 3:48 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3504572

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$4,252.50

Property Appraisers Parcel I.D. (Folio) Number(s):
0119-02-0038
File No.: 2931724

WARRANTY DEED

This Warranty Deed, Made the 5th day of June, 2026, by Robert Fottler, a married man, whose post office address is: 180 Mimosa Cir, Sarasota, FL 34232, hereinafter called the "Grantor", to Francis A. Fitzpatrick and Marion A. Fitzpatrick, husband and wife, whose post office address is: 7775 Uliva Way, Sarasota, FL 34238, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota** County, Florida, to wit:

Lot 1062, VILLAGEWALK, UNIT 3B, according to the Plat thereof, as recorded in Plat Book 44, Page 34, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

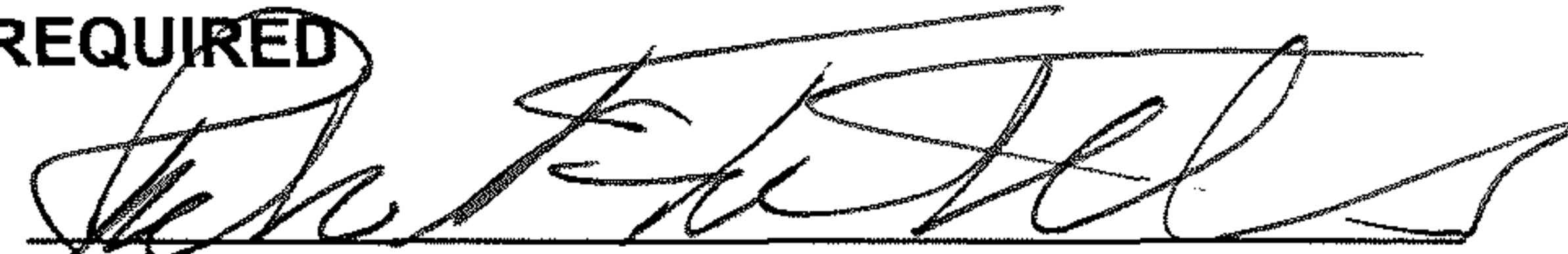
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED



Witness 1 Signature



Robert Fottler

Witness 1 Printed Name and Post Office Address:

Kim Klee
2033 Main St #408
Sarasota FL 34237



Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Lisa Jahr
2033 Main St #408
Sarasota FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of June, 2026 by Robert Fottler, a married man, who has produced FL ID as identification.



Notary Public Signature

Printed Name: Lisa Jahr

My Commission Expires: _____
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

