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**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078900 2 PG(S)**

6/10/2026 3:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505590

Doc Stamp-Deed: \$962.50

Prepared by and Return To:

Terri Reese

Fidelity National Title of Florida, Inc.

189 Center Road

Venice, FL 34285

Order No.: FTPA26-160152

APN/Parcel ID(s): 0789013017

WARRANTY DEED

THIS WARRANTY DEED dated June 10, 2026, by George Hagarty and Darlene Hagarty, husband and wife, hereinafter called the grantor, to Rodney J. Julvezan, whose post office address is 270 Captains Ct, North Port, FL 34287, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Unit 270 of Harbor Isles Condominium, Section III, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1363, Page(s) 1210, and amendment adding Section III to the Declaration recorded in Official Records Book 1570, Page 1245, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Together with mobile home located thereon; the year, make, model and Identification numbers thereof to be provided.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Theresa A Reese
Print Name

Address: 189 Center Rd
Venice FL 33585

[Signature]
George Hagarty

Darlene Hagarty
Darlene Hagarty

Address: 1426 Laffite Place
Port Charlotte, FL 33981

[Signature]
Witness Signature

Kari Myroniuk
Print Name

Address: 19750 W Villages Pkwy
Venice, FL 34893

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2026, by George Hagarty and Darlene Hagarty, to me known to be the person(s) described in or who has produced FLDL as identification and who executed the foregoing instrument and they acknowledged that they executed the same.

[Signature]
Name: _____
Notary Public in and for the State of _____
My Commission Expires: _____

