

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230525

6/10/2026 3:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3505657

Consideration: \$750,000.00

Doc Stamp-Deed: \$5,250.00

General Warranty Deed

Made this June 10, 2026 A.D. By **Thomas B. Hamilton, Jr. and Betty L. Hamilton, husband and wife**, whose address is: 4013 Stone Creek Drive, Wooster, Ohio 44691, hereinafter called the grantor, to **Craig Rapihana and Elizabeth Rapihana, husband and wife**, whose post office address is: 6700 Shetland Way, Sarasota, Florida 34241, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars and 00/100 (\$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, viz:

Lot 10, GATOR CREEK ESTATES UNIT 1, according to the map or plat thereof, as recorded in Plat Book 23, Pages 2, of the Public Records of Sarasota County, Florida.

a/k/a 6700 Shetland Way, Sarasota, Florida 34241

Parcel ID Number: **0280010100**

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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Wendy A. Ross
Witness 1 Signature:
Witness 1 Printed Name: Wendy A. Ross

Post Office Address:
405 Commercial Court, Unit D, Venice, Florida 34292

Dina Davis
Witness 2 Signature:
Witness 2 Printed Name: Dina Davis

Post Office Address:
405 Commercial Court, Unit D, Venice, Florida 34292

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2026, by Thomas B. Hamilton, Jr. and Betty L. Hamilton, who are personally known to me or who produced Drivers licenses as identification.

Thomas B. Hamilton, Jr. (Seal)
Thomas B. Hamilton, Jr.

Betty L. Hamilton (Seal)
Betty L. Hamilton

Dina Davis
Notary Public
Print Name: _____

My Commission Expires: _____

Notary Seal

