

6/11/2026 3:45 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3506382

Doc Stamp-Deed: \$84.00

Prepared by and return to:
Lisa K. Hillman
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite C
North Port, FL 34287
941-423-0360
260296

Page 1 of 2

_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 11 day of June 2026, between **Carl Hubbell and Vicki Hubbell, husband and wife** whose post office address is **8631 Saint Kitts Circle, Englewood, Florida 34224**, grantor, and **Gerald W. Middleton and Jean Middleton, husband and wife** whose post office address is **296 N. Schodack Road, East Greenbush, New York 12061**, 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 74, Block 2, HOLIDAY PARK, UNIT TWO, a subdivision, according to the map or plat thereof, as recorded in Plat Book 20, Page 8, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1002080074

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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**.

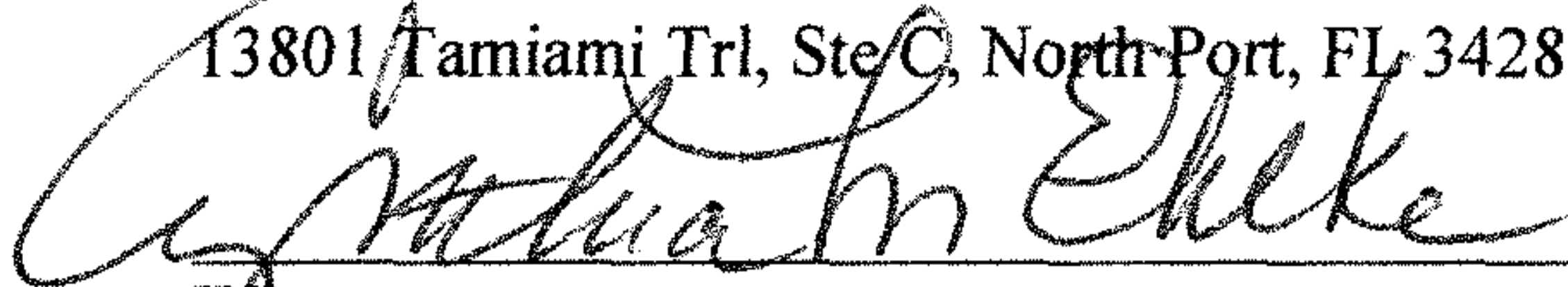
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:



Witness

Lisa K Hillman

Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287



Witness

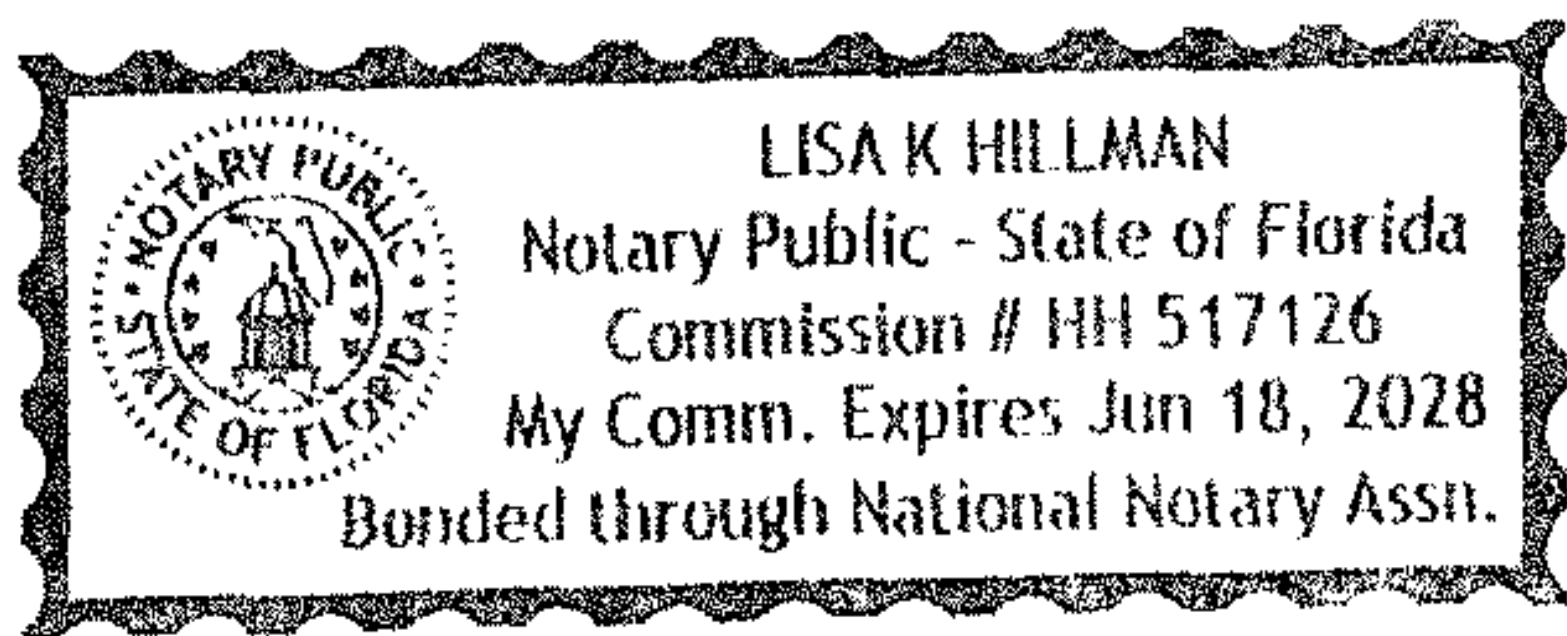
CYNTHIA M EHKE

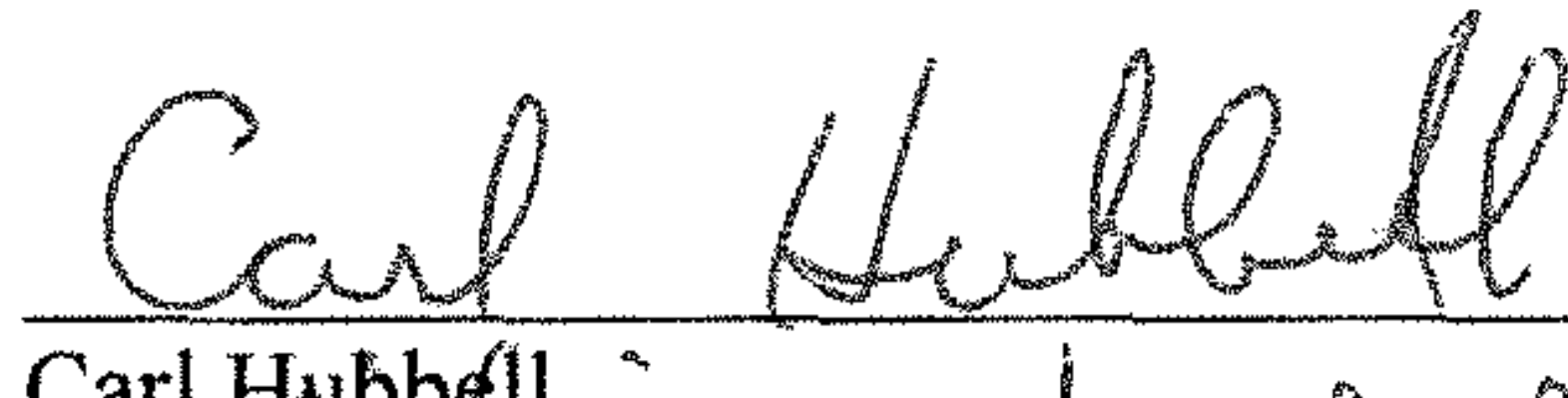
Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida
County of Sarasota

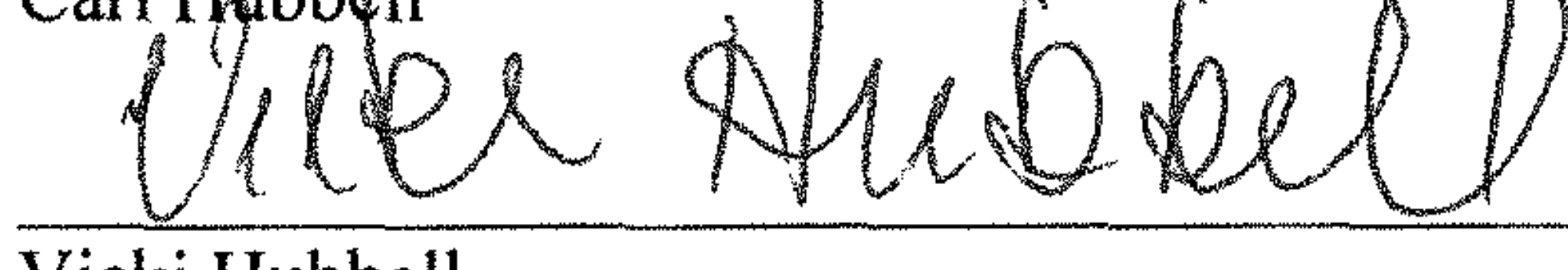
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 11 of June, 2026 by Carl Hubbell and Vicki Hubbell, husband and wife, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)





Carl Hubbell



Vicki Hubbell



Notary Public

Printed Name: _____

My Commission Expires: _____

Document Prepared By:

Erika Lyvytska
Holiday Park Park & Recreation District
5401 Holiday Park Blvd.
North Port, FL 34287

Holiday Park, Park & Recreation District
5401 Holiday Park Blvd.
North Port, FL 34287

Approval of Sale/Transfer

This is to certify that the Board of Trustees of Holiday Park, Park and Recreation District, has approved the sale/transfer of Lot #74, Holiday Park Unit Two, according to the Plat thereof recorded in Plat Book 20, Pages 8, 8A through 8N, of the Public Records of Sarasota County, Florida:

Address Known as: 6676 Hauli Ct, North Port FL 34287

Seller: Carl & Vicki Hubbell

Buyer: Gerald & Jean Middleton

Holiday Park Park and Recreation District

Date: 05/13/26

By: Erika Lyvytska

Print: Erika Lyvytska

Title: Bookkeeper

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 13th day of May 2026, by Erika Lyvytska, Bookkeeper, on behalf and with authority of the Board of Trustees of Holiday Park, Park and Recreation District, a Special Park and Recreation District created by the Laws of Florida. He/She (notary choose one) [X] is personally known to me or [] has produced _____ as identification.

Vicky Lawrence
Signature of Notary Public



VICKY LAWRENCE

Commission # HH 492096

Expires February 24, 2028

Print name of Notary Public, affix seal, and state
Notary's commission number and expiration date