

6/15/2026 1:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507297

Prepared by and Return to:
Kevin Pillion, Esq.
Life Planning Law Firm, P.A.
14375 Tamiami Trail
North Port, FL 34287
Consideration: \$10.00

Doc Stamp-Deed: \$0.70

Parcel I.D. #0462012060

WARRANTY DEED

This Warranty Deed is made on June 12, 2026, between **MAUREEN M. HUBER, the unmarried widow of BERNARD E. HUBER, deceased**, whose mailing address is 10549 Crooked Creek Drive, Venice, FL 34293, the "Grantor," and **MAUREEN M. HUBER, MEREDITH A. EBERSPEACHER, and RYAN J. HADRAVA, Trustees of the MAUREEN M. HUBER TRUST dated June 27, 2025, and any amendments thereto**, whose mailing address is 10549 Crooked Creek Drive, Venice, FL 34293, the "Grantee."

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, successors, and assigns, wherever the context so admits or requires).

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee's heirs, successors, and assigns forever, the following described real property in Sarasota County, Florida, viz:

Lot 206, SARASOTA NATIONAL, PHASE 1A, according to the plat thereof as recorded in Plat Book 46, Pages 27 and 27A through 27N, inclusive, of the Public Records of Sarasota County, Florida

THIS IS THE HOMESTEAD PROPERTY OF THE GRANTOR.

Subject to covenants, conditions, declarations, restrictions, reservations, and easements of record and taxes for the current year and subsequent years.

Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

MAUREEN M. HUBER hereby warrants and represents that she and BERNARD E. HUBER were continuously married, without interruption by divorce, since prior to October 2, 2015, when they acquired title to the above-referenced property, until the death of BERNARD E. HUBER on February 3, 2026.

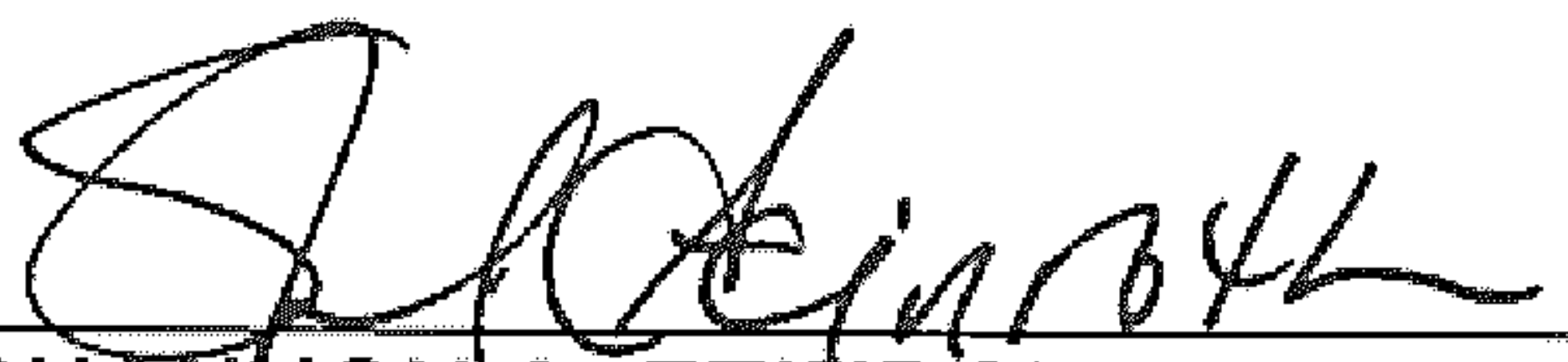
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good, right, and lawful authority to sell and convey the

property; and that Grantor hereby fully warrants the title to the property and will defend the title against lawful claims of all persons whomsoever.

This instrument is prepared based on information provided by the Grantor without the benefit of a current title examination and without title insurance.

In Witness Whereof, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:


SHANNON A. FEINROTH, Witness
14375 Tamiami Trail
North Port, FL 34287

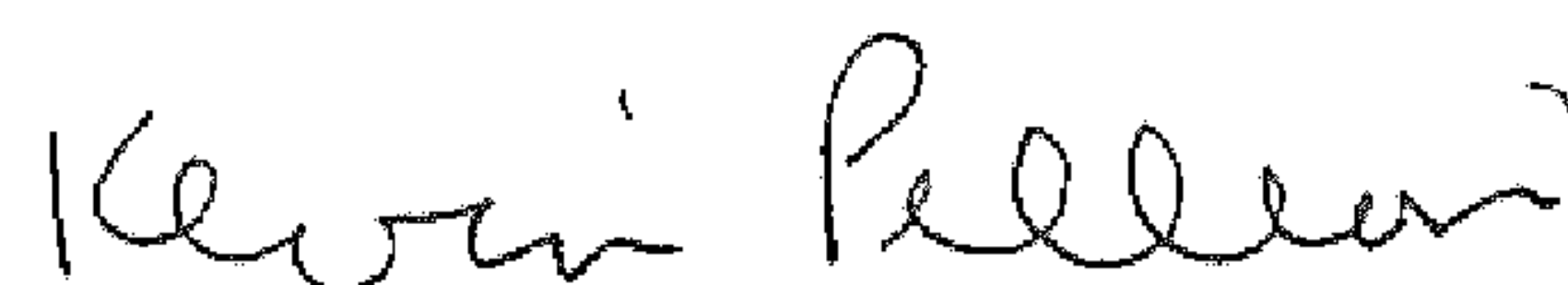

MAUREEN M. HUBER
10549 Crooked Creek Drive
Venice, FL 34293


KEVIN PILLION, Witness
14375 Tamiami Trail
North Port, FL 34287

STATE OF FLORIDA)
) ss.:
COUNTY OF SARASOTA)

The foregoing was acknowledged before me by means of physical presence on June 12, 2026, by MAUREEN M. HUBER, an unmarried widow, who is personally known to me.

[Seal]



Notary Public, State of Florida

