

6/15/2026 1:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507300

PREPARED WITHOUT OPINION OF TITLE
BY AND RETURN TO:

CHRISTOPHER J. HORLACHER, ESQUIRE
Florida Bar #: 0069087
DHR LAW
2639 Fruitville Rd., Ste. 203
Sarasota, FL 34237
(941) 361-1153 PH.
(941) 827-9818 FX.

Doc Stamp-Deed: \$0.70

WARRANTY DEED

1. **IDENTIFICATION OF GRANTOR(S).** Grantor(s) name and address:

MICHELE ELIZABETH HACKWELDER, a single woman
10245 Lake Wales Circle
Sarasota, FL 34241

2. **IDENTIFICATION OF GRANTEE(S).** The Grantee(s), as to the remainder interest, if any, upon my death are **RILEY DANIEL SMALL, a single man, and AVERY MICHELE SMALL, a single woman.**

Expressly reserving in me, **MICHELE ELIZABETH HACKWELDER**, a LIFE ESTATE, without any liability for waste, and reserving full power and authority to gift, sell, convey, mortgage, lease or otherwise manage and dispose of the Real Property, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any, and all, proceeds generated thereby. I reserve the right to change or remove the remainderman at any time, without the consent of the remainderman, except no right is reserved or retained by me to dispose of the property by devise upon death. No remainderman shall have any right, power, or authority to assign, transfer, encumber, or otherwise dispose of all or any part of their interest until my death. No interest in the Real Property shall be subject to any claim, liability, attachment, execution, or other process of law of any creditor of a remainderman.

Subject to the foregoing, Grantee(s) shall hold a remainder interest in and to the Real Property. Upon my death, all right, title and interest in and to the Real Property, or whatever part thereof or interest therein remaining in me shall fully vest in the surviving Grantee(s).

Grantee(s) address(es) are/is as follows:

**RILEY DANIEL SMALL
10245 Lake Wales Circle
Sarasota, FL 34241**

**AVERY MICHELE SMALL
10245 Lake Wales Circle
Sarasota, FL 34241**

Furthermore, I hereby reserve unto me, a beneficial right of possession for life sufficient for homestead exemption according to Florida Statutes 196.041.

3. **MEANINGS OF TERMS.** The terms "I", "me", or "you" shall mean and include the masculine, feminine, singular, or plural, as the context permits or requires, and include heirs, personal representatives, successors, or assigns.
4. **DESCRIPTION OF REAL PROPERTY CONVEYED.** The property hereby conveyed (also referred to collectively as "Real Property") is described as follows:

Lot 192, GRAND PARK, PHASE 1, according to the plat thereof, as recorded in Plat Book 54, Page 264, of the Public Records of Sarasota County, Florida.

Property Appraiser's Parcel Identification Number is: 0309070192

Having a postal address of 10245 Lake Wales Circle, Sarasota, FL 34241

Together with all tenements, hereditaments, easements, and appurtenances belonging to or benefiting such property.

5. **CONSIDERATION.** For and in consideration of the sum of \$10.00 and other valuable consideration, receipt being hereby acknowledged.
6. **CONVEYANCE OF REAL PROPERTY.** For the consideration described in Paragraph 5, above, I have granted, bargained, and sold the Real Property as set forth in Paragraph 4 of this Deed.
7. **WARRANTY.** I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record and taxes subsequently to the current year.

8. **EXECUTION.** I have executed this instrument on this 12th day of June, 2026.

WITNESSES:

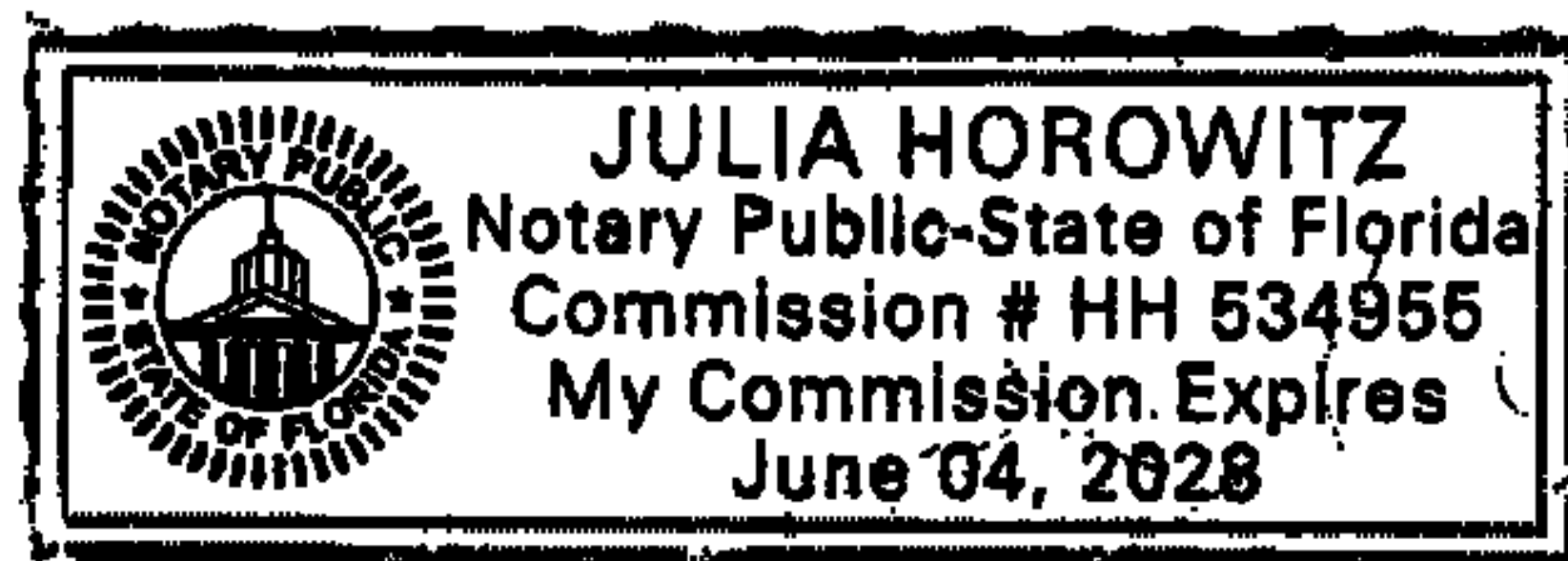
Julia Horowitz
Print Name Julia Horowitz
Address 2639 Fruitville Rd #203
Sarasota, FL 34237

MICHELE ELIZABETH HACKWELDER

Chris Horowitz
Print Name Chris Horowitz
Address 2639 Fruitville Rd #203
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 12th day of June, 2026, by **MICHELE ELIZABETH HACKWELDER**, who is (Notary choose one) ☐ personally known to me, or ☒ who has produced FL driver license as identification.



Julia Horowitz
Notary Public
Print Name: Julia Horowitz
My Commission Expires: 6/4/28