

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026082791 3 PG(S)

Prepared by and return to:  
David Russell  
Title & Key  
205 North Orange Avenue  
Suite 202  
Sarasota, FL 34236

6/17/2026 1:26 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508884

File No 2026-55

Doc Stamp-Deed: \$32,900.00

Parcel Identification No 0148-11-0001

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 17th day of June, 2026 between Jeffrey A. Hoerle and Allison Stark Draper, husband and wife, whose post office address is 93 Rhododendron Road, Fitzwilliam, NH 03447, of the County of Cheshire, New Hampshire, Grantor, to SOUTHBOUNDREALITY LLC, a Florida Limited Liability Company, whose post office address is 730 Sarabay Road, Osprey, FL 34229, of the County of Sarasota, Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 39, Sarabay Acres, a subdivision according to the plat thereof recorded in Plat Book 4, Page 62, of the Public Records of Sarasota County, Florida.

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

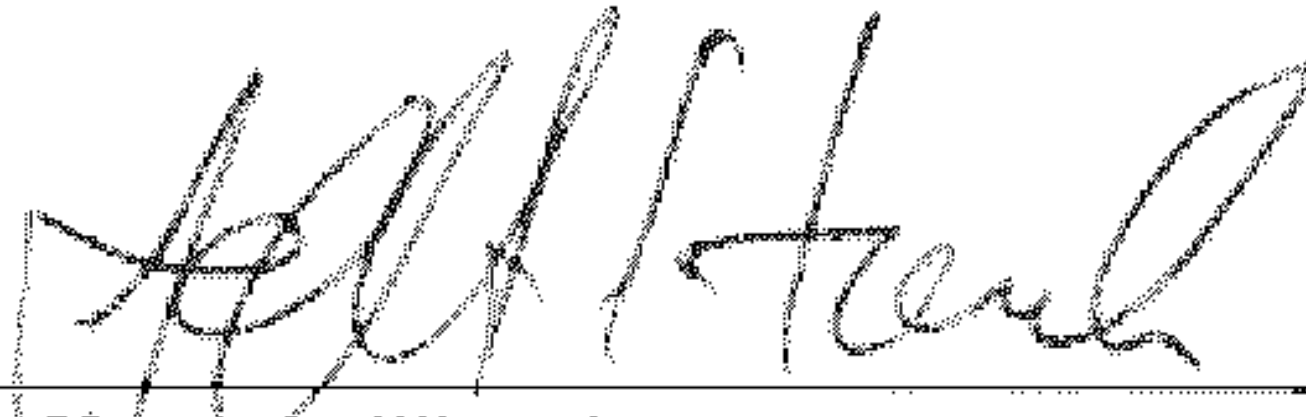
**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

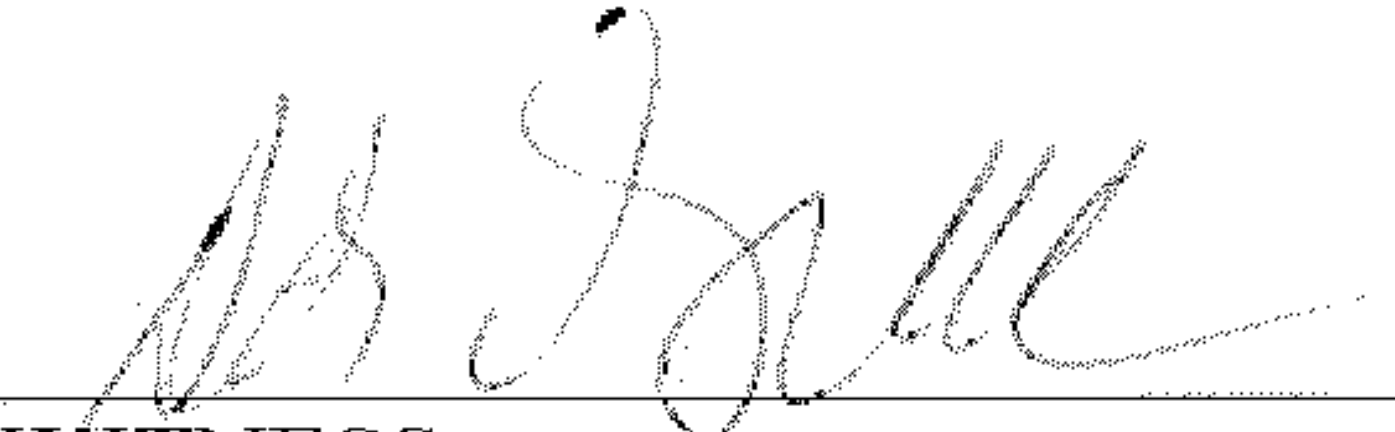
**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Jeffrey A. Hoerle

  
WITNESS  
PRINT NAME: David D. Russell

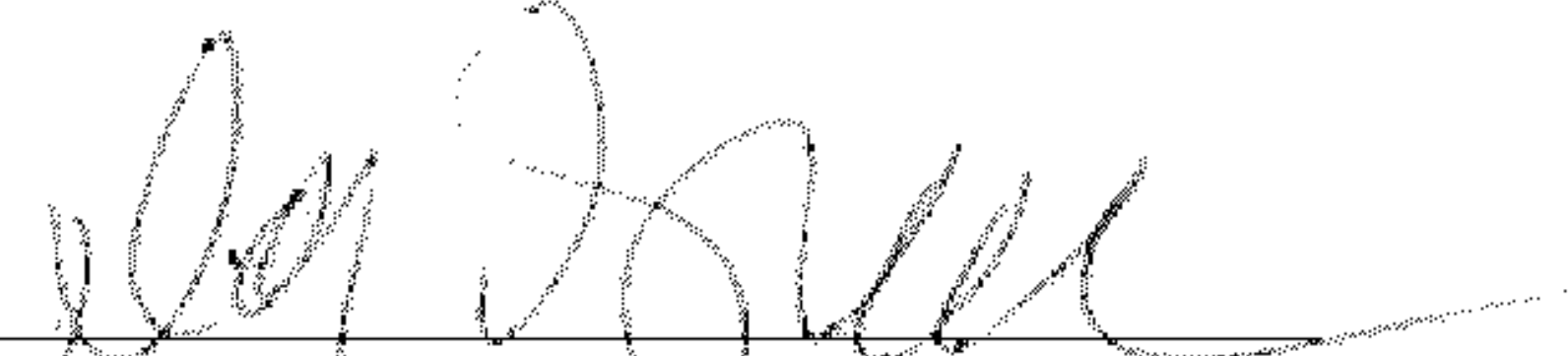
205 N. Orange Ave #202  
Sarasota, FL 34236  
WITNESS 1 ADDRESS

  
WITNESS  
PRINT NAME: Lisa Mucciarone

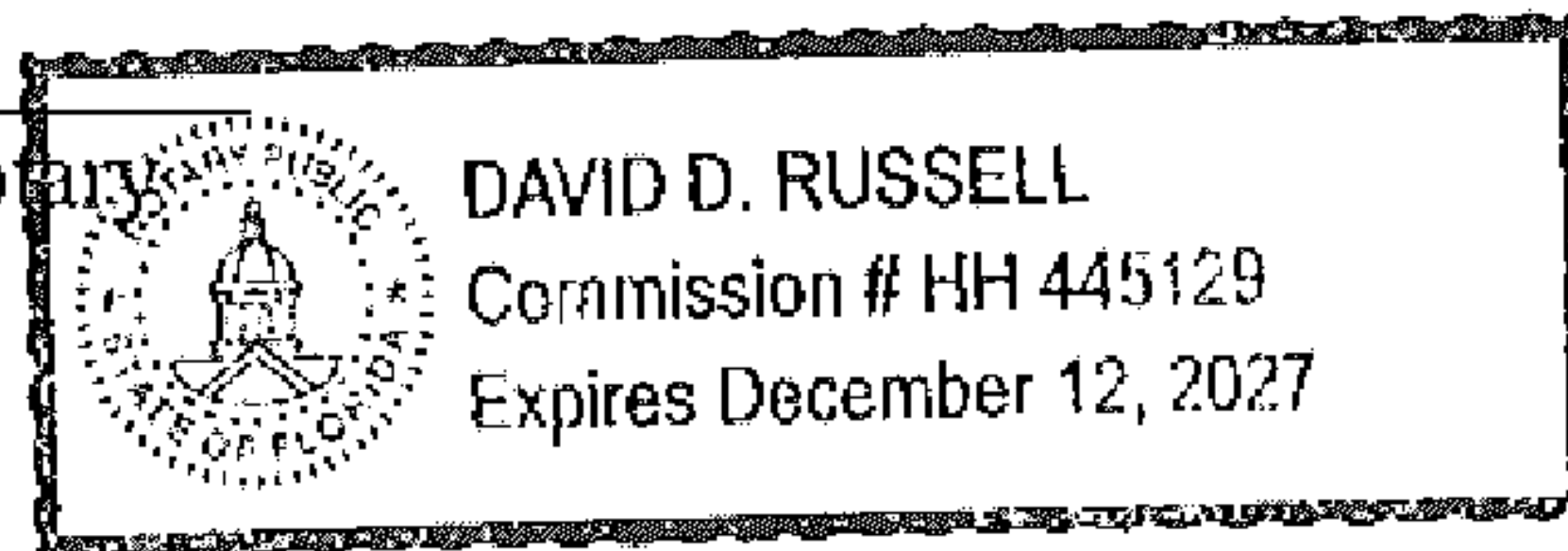
205 N. Orange Ave #202  
Sarasota, FL 34236  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF SARASOTA

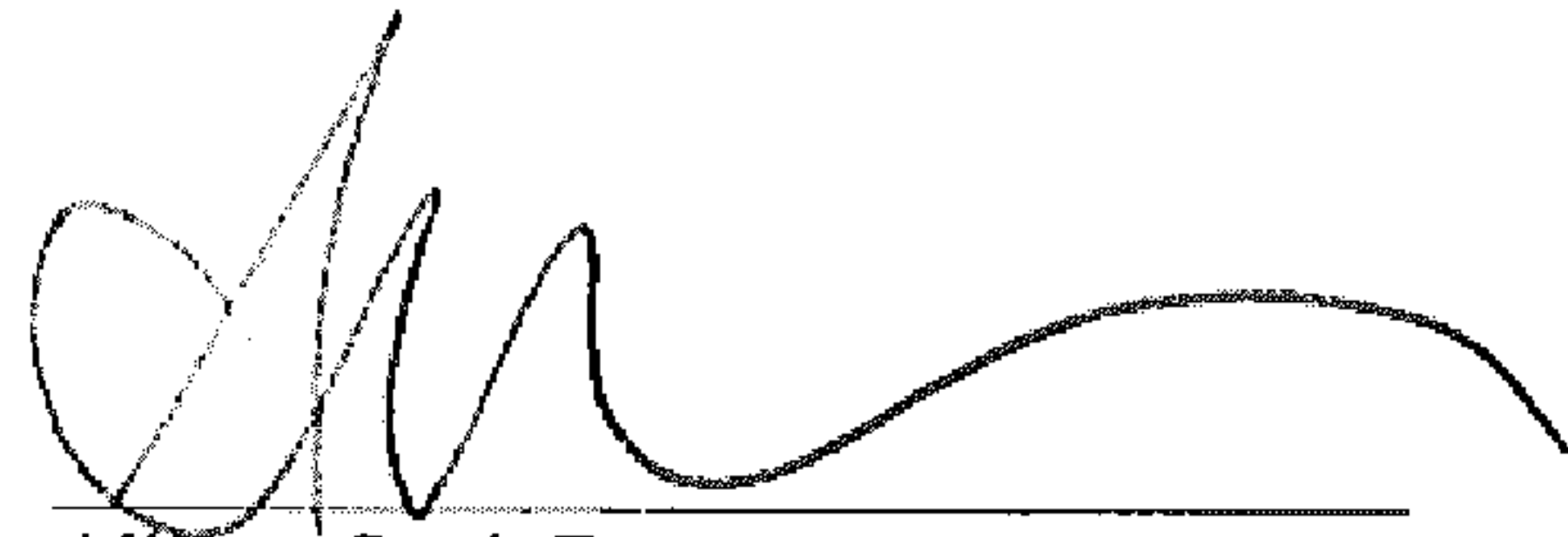
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of June, 2026, by Jeffrey A. Hoerle, ☐ who is/are personally known to me or ☒ who has/have produced Florida Drivers License as identification.

  
Signature of Notary Public

Print, Type/Stamp Name of Notary



6.13.26

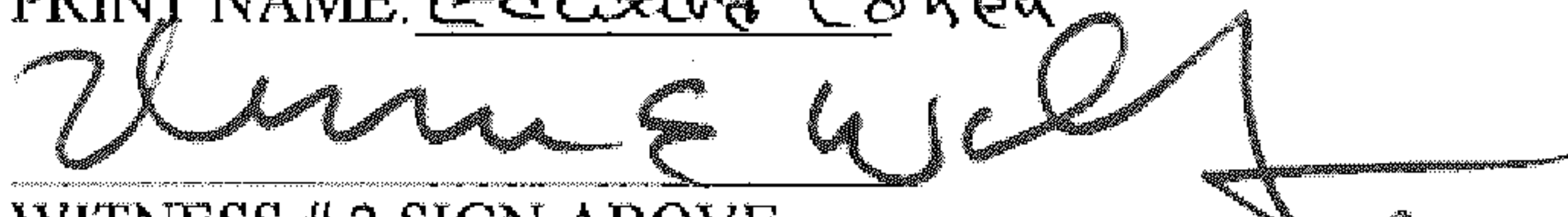
  
Allison Stark Draper

1875 Commonwealth Ave  
Auburndale, MA 02466  
WITNESS #1 ADDRESS

1875 Commonwealth Ave  
Auburndale, MA 02466  
WITNESS #2 ADDRESS



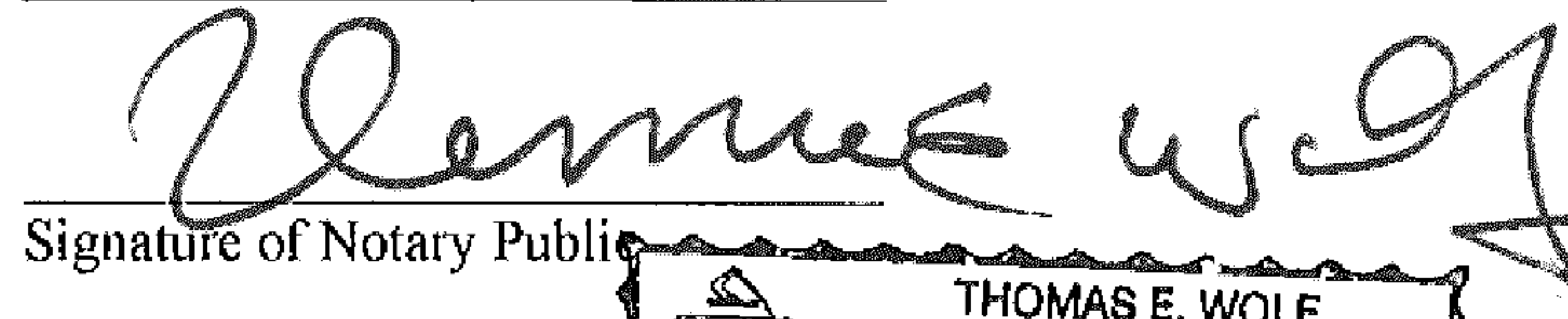
WITNESS # 1 SIGN ABOVE  
PRINT NAME: Edward Cohen



WITNESS # 2 SIGN ABOVE  
PRINT NAME: Thomas E Wolf

STATE OF MA  
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of June, 2026, by Allison Stark Draper, ☐ who is/are personally known to me or ☒ who has/have produced FL license as identification.

  
Signature of Notary Public

Print, Type/Stamp Name of Notary

