

6/18/2026 1:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509597

Doc Stamp 0.70

This instrument prepared by
and after recording return to:

Marla Stewart Owczarek, Esq.
AAffordable Attorney-Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203

Doc Stamp-Deed: \$0.70

0505032034

Property Appraiser's Parcel
Identification Number(s)

WARRANTY DEED

The Grantor, PATRICK FILES A/K/A PATRICK M. FILES, a single man, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, PATRICK M. FILES, as Trustee of the PATRICK M. FILES TRUST, dated June 17, 2026, whose mailing address is 5615 Verna Road, Myakka City, FL 34251, the real property in Sarasota County, Florida, described as follows:

LOT 4, BLOCK R, HIGHLAND PARK ADDITION TO VERNA,
ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 2, PAGE 10, PUBLIC RECORDS
OF SARASOTA COUNTY, FLORIDA.

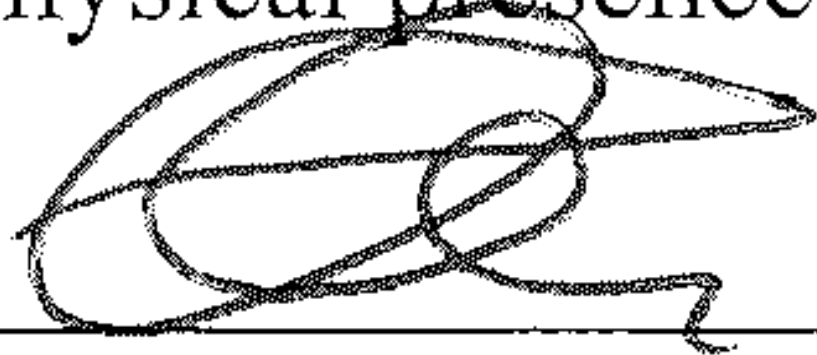
TOGETHER WITH all tenements, hereditaments and appurtenances
belonging or in any way appertaining to the real property.

This property is the homestead of the Grantee. Preparer has conducted no title search and makes no representations regarding the status of the title of this property. Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.071 and 689.073, Florida Statutes.

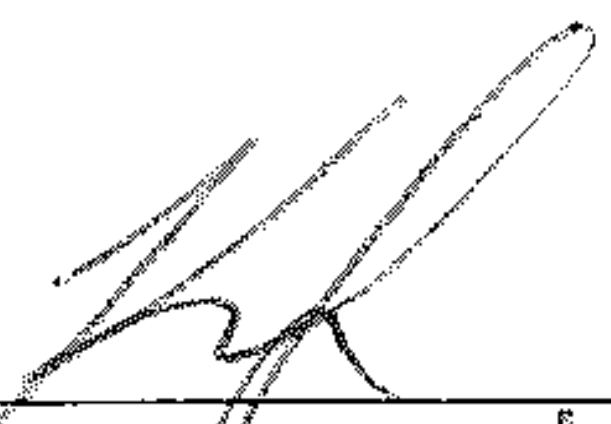
The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, easements of record and any outstanding mortgage, and that lawful seizing of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

Signed on June 17, 2026.

Signed in the physical presence of:



Witness Name: Madison Witucki-Cepuchowski
6148 State Road 70 E.
Bradenton, FL 34203



Witness Name: Kira Schiavone
6148 State Road 70 E.
Bradenton, FL 34203



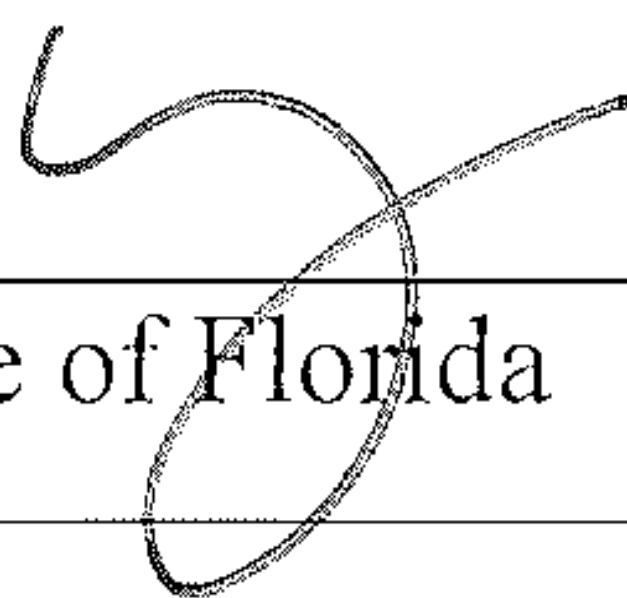
PATRICK FILES
A/K/A PATRICK M. FILES
5615 Verna Road
Myakka City, FL 34251

Two witnesses as to
PATRICK FILES A/K/A PATRICK M. FILES

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me on June 17, 2026, by PATRICK FILES A/K/A PATRICK M. FILES.

Personally Known _____
Produced Identification D/L _____
Type of Identification FL D/L _____
X physical appearance or _____ online notarization



Notary Public--State of Florida
Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

