

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230548

7/1/2026 3:15 PM

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

SIMPLIFILE

Receipt # 3514874

Consideration: \$422,500.00

Doc Stamp-Deed: \$2,957.50

General Warranty Deed

Made this July 1, 2026 A.D. By **MaryBeth Halbert, an unmarried woman**, whose address is: 4540 Bee Ridge Road #176, Sarasota, Florida 34233, hereinafter called the grantor, to **Timothy Byler, a single man**, whose post office address is: 7113 Antigua Place, Sarasota, Florida 34231, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 10, Block 54, GULF GATE SUBDIVISION, UNIT NO. 11, according to the plat thereof, as recorded in Plat Book 18, Pages 20 and 20A, of the Public Records of Sarasota County, Florida.

a/k/a 7113 Antigua Place, Sarasota, Florida 34231

Parcel ID Number: **0111010007**

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.

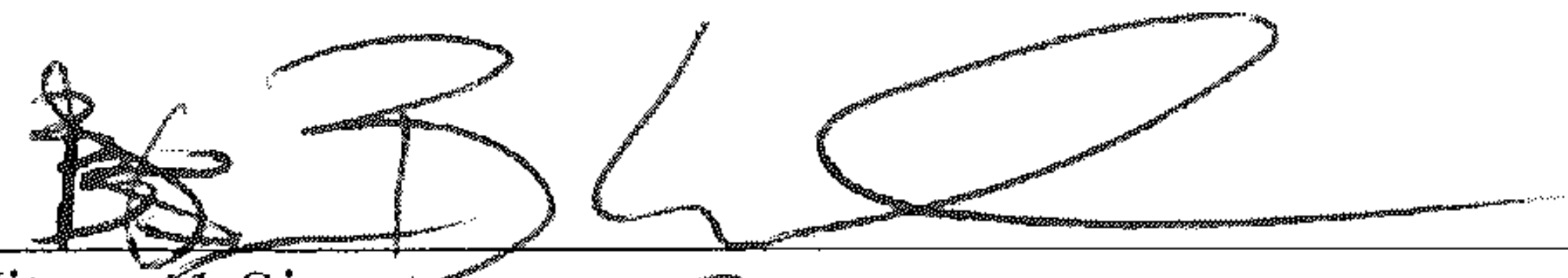
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

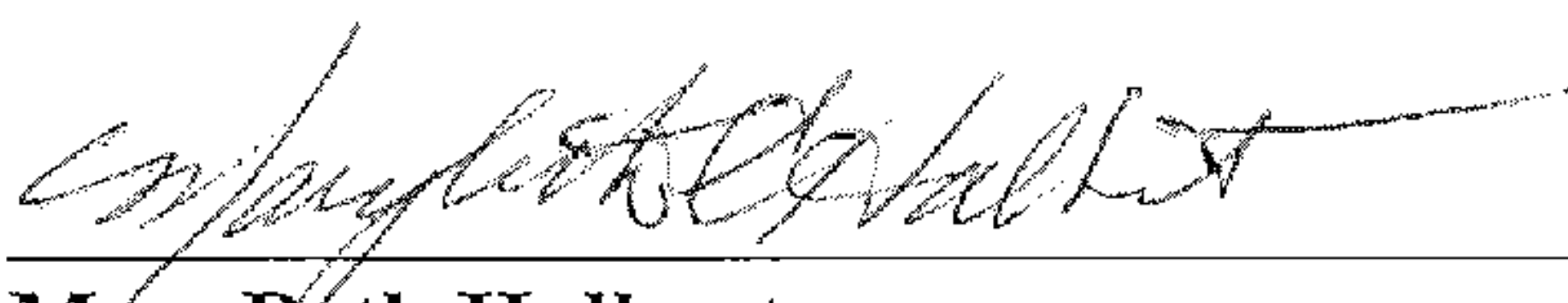
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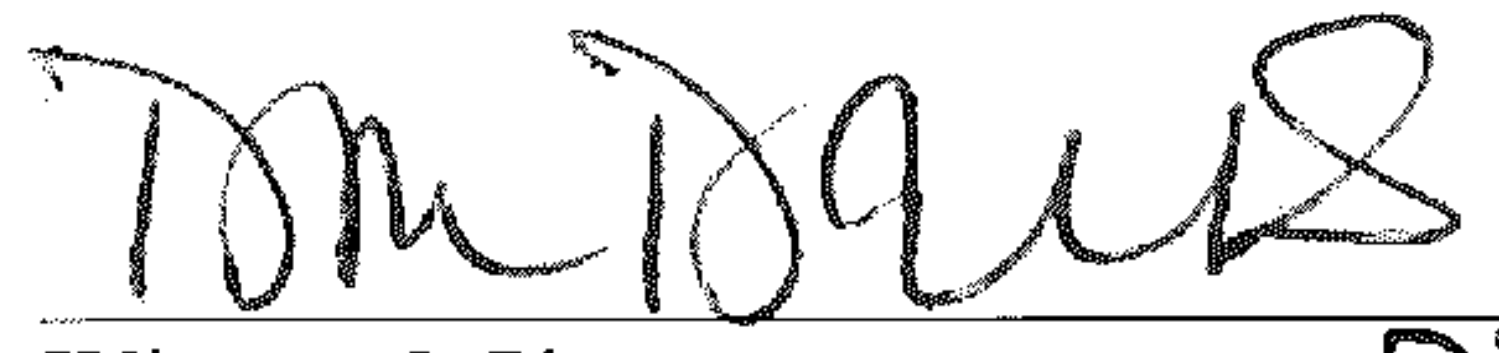
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness 1 Signature: Brian Ward
Witness 1 Printed Name: Brian Ward


_____(Seal)
MaryBeth Halbert

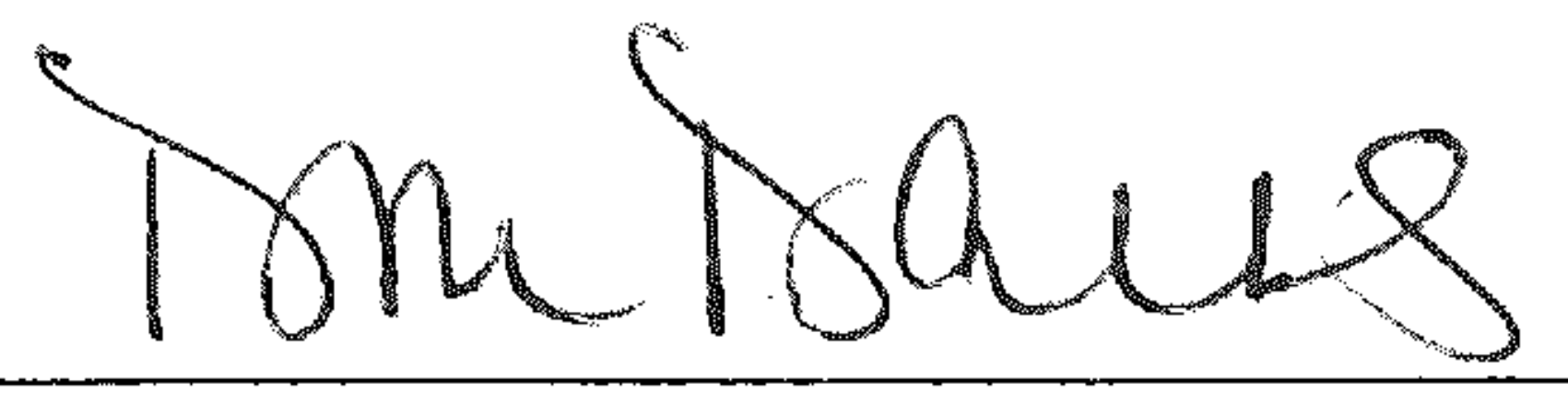
Post Office Address:
405 Commercial Court, Unit D, Venice, Florida 34292


Witness 2 Signature: Dina M. Davis
Witness 2 Printed Name: _____

Post Office Address:
405 Commercial Court, Unit D, Venice, Florida 34292

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of June, 2026, by MaryBeth Halbert, who is personally known to me or who produced Drivers License as identification.



Notary Public
Print Name: _____

My Commission Expires: _____

Notary Seal

