

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3516736

Doc Stamp-Deed: \$6,125.00

Prepared by and return to:

David Russell

Title & Key

205 North Orange Avenue

Suite 202

Sarasota, FL 34236

File No 2026-63

Parcel Identification No 0256-02-0650

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

This indenture made the 7th day of July, 2026 between L. Joan Sperry, Individually and as Trustee of The L. Joan Sperry Trust Agreement dated June 1, 1994, and Walter G. Sperry, her husband, whose post office address is 3550 Southwest Corporate Parkway, Unit 3302, Palm City, FL 34990, of the County of Martin, Florida, Grantor, to Jeffrey Alan Haag and Mary Christine Hegg, husband and wife, whose post office address is 8890 Misty Creek Dr, Sarasota, FL 34241, 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 65, The Preserve at Misty Creek, Unit 1, according to the map or plat thereof as recorded in Plat Book 31, Pages 28, 28A through 28E, inclusive, 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:

The L. Joan Sperry Revocable Trust Agreement dated June 1, 1994

By: L. Joan Sperry
L. Joan Sperry, Individually and as Trustee

Walter G. Sperry
Walter G. Sperry

364 SE Courtyards Dr
PSL, FL 34984

WITNESS 1 ADDRESS

3350 SW Corporate Pkwy
Palm City, FL 34990

WITNESS 2 ADDRESS

Louis Montalbano
WITNESS
PRINT NAME: Louis Montalbano

Raquel Olive
WITNESS
PRINT NAME: Raquel Olive

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 1 day of July, 2026, by L. Joan Sperry, Individually and as Trustee of The L. Joan Sperry Revocable Trust Agreement dated June 1, 1994 and Walter G. Sperry, her husband, (☐) who is/are personally known to me or (☒) who has/have produced Florida Drivers License & ID Card as identification.

Louis Montalbano
Signature of Notary Public

Louis Montalbano
Print, Type/Stamp Name of Notary

