

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026092976 2 PG(S)**

7/8/2026 2:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517216

Doc Stamp 0.70

This instrument prepared by
and after recording return to:

Rodney D. Gerling, Esq.
AAffordable Attorney-Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203

Doc Stamp-Deed: \$0.70

0245040005

Property Appraiser's Parcel
Identification Number(s)

WARRANTY DEED

The Grantors, DAVID J. HARPER and PATRICIA Z. HARPER, a married couple, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, hereby grant and convey to the Grantees, DAVID J. HARPER and PATRICIA Z. HARPER, as Trustees of the HARPER TRUST, dated July 7, 2026, whose mailing address is 9048 Bernini Place, Sarasota, FL 34240, the real property in Sarasota County, Florida, described as follows:

Lot 162, BARTON FARMS, UNIT 3, according to the plat thereof,
recorded in Plat Book 43, Page 40, of the Public Records of
SARASOTA COUNTY, FLORIDA.

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

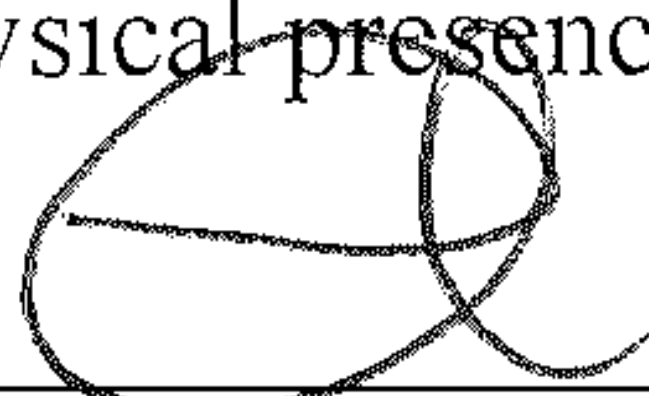
Grantors herein covenant that this property is not the homestead of the Grantors, nor is it contiguous with or adjacent to the homestead of the Grantors. Preparer has conducted no title search and makes no representations regarding the status of the title of this property.

Full power and authority are conferred upon the Grantees, as Trustees, 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 Grantors to vest in the Trustees full rights of ownership as authorized and contemplated by Section 689.071 and 689.073, Florida Statutes.

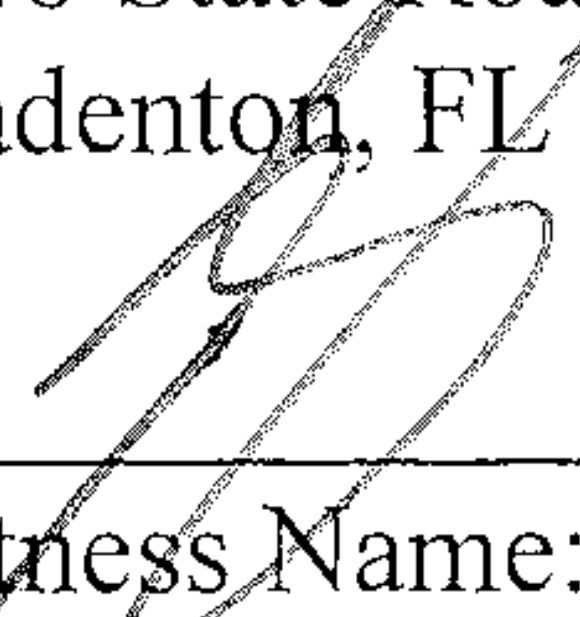
The Grantors warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, easements of record and any outstanding mortgage, and that lawful seisin of and good right to convey the property are vested in the Grantors.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

Signed on July 7, 2026.

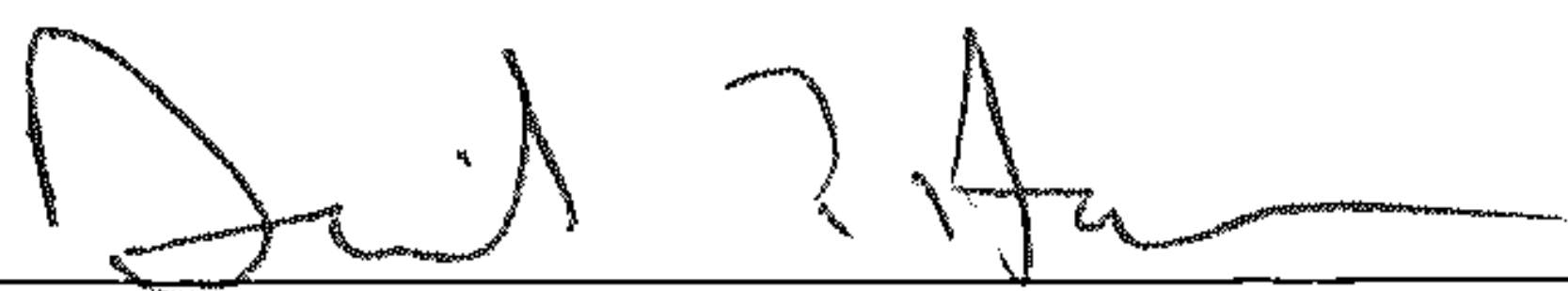
Signed in the physical presence of:



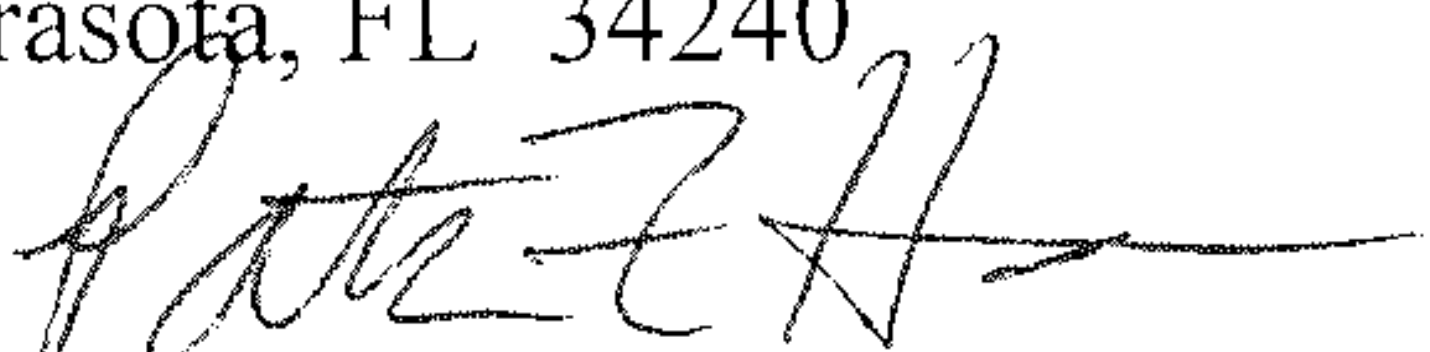
Witness Name: Madison Witucki-Cepuchowski
6148 State Road 70 E.
Bradenton, FL 34203



Witness Name: **Taylor Ramer**
6148 State Road 70 E.
Bradenton, FL 34203



DAVID J. HARPER
9048 Bernini Place
Sarasota, FL 34240



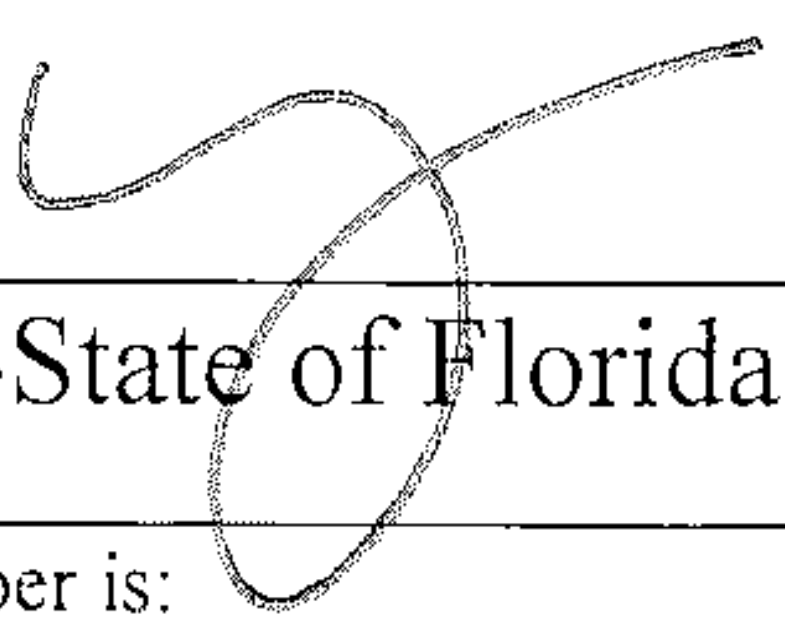
PATRICIA Z. HARPER
9048 Bernini Place
Sarasota, FL 34240

Two witnesses as to
DAVID J. HARPER and PATRICIA Z. HARPER

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me on July 7, 2026, by DAVID J. HARPER and PATRICIA Z. HARPER.

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



Notary Public--State of Florida

Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

