



Prepared by and Return to:
Jeannie Stambaugh, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

File No.: 267842-95

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094335 4 PG(S)

7/10/2026 1:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518408

Doc Stamp-Deed: \$4,340.00

WARRANTY DEED

This indenture made on **July 10, 2026** by **Keith A. Waszczak, Individually and as Co-Trustee of The Theresa M. Waszczak Revocable Trust dated December 19, 1996, as amended and Christine A. Rawnsley, Individually and as Co-Trustee, a single woman of The Theresa M. Waszczak Revocable Trust dated December 19, 1996, as amended**, whose address is: 10415 Jane Eyre Dr, Orlando, FL 32825 hereinafter called the "grantor", to **Jeffrey E. Fazler and Jennifer Q. Fazler, husband and wife**, whose address is: 1646 Creek Nine Drive, North Port, FL 34291, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

Lot 799, HERON CREEK, UNIT 10, according to the Plat thereof, recorded in Plat Book 45, Page(s) 2, 2A through 2D, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0977050799

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

19, 1996 *SD*
The Theresa M. Waszczak Revocable Trust dated December 3rd, 2025, as amended

Keith A. Waszczak
By Keith A. Waszczak, Individually and as Co-Trustee

19, 1996 *SD*
The Theresa M. Waszczak Revocable Trust dated December 3rd, 2025 as amended

Christine A. Rawnsley
By Christine A. Rawnsley, Individually and as Co-Trustee

Signed, sealed and delivered in our presence:

Keisela Lee
1st Witness Signature
Print Name: Keisela Lee
Address: 603 Fulton Rd Tallahassee FL 32312

Tangla Akins
2nd Witness Signature
Print Name: Tangla Akins
Address: 2249 SW 15th Street Deerfield Beach Fl 33442

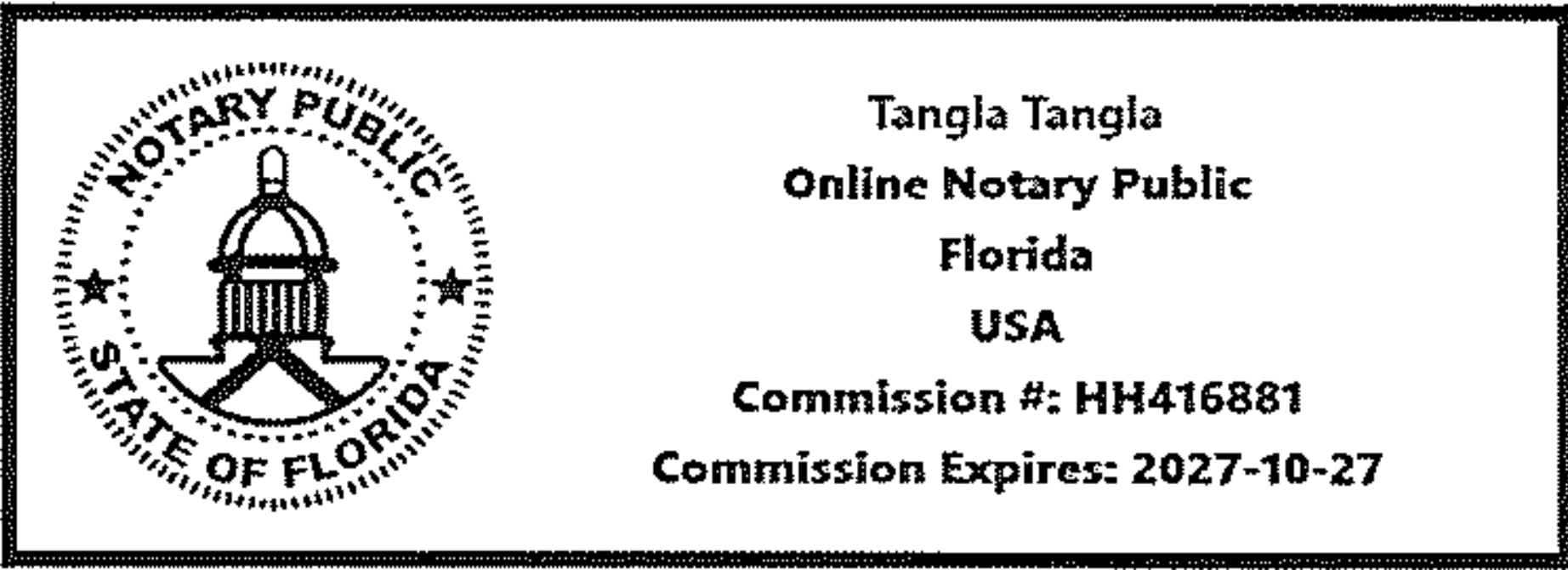
State of Florida
County of Broward

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online
notarization on July 8th 2026, by **Keith A. Waszczak, Individually and as Co-Trustee**
of The Theresa M. Waszczak Revocable Trust dated December 3rd, 2025, as amended and **Christine A.**
Rawnsley, Individually and as Co-Trustee of The Theresa M. Waszczak Revocable Trust dated
December 3rd, 2025 as amended, who () is/are personally known to me or who (✓) produced a valid
FL DL as identification.

Tangla Akins

Notary Public Signature
Printed Name: Tangla Akins
My Commission Expires: 10/27/2027

(NOTARY SEAL)



Notarized online using audio-video communication

Return to:
Richelle Harris Shindel
Heron Creek Golf & Country Club
5301 Heron Creek Boulevard
North Port, Florida 34287

HERON CREEK GOLF & COUNTRY CLUB
CERTIFICATE OF MEMBERSHIP

HERON CREEK ASSOCIATES, LTD., a Florida limited partnership (the "Club"), does hereby certify that:

1. The Club is the "Country Club Owner," as such term is used in the Declaration of Covenants, Conditions, and Restrictions for Heron Creek recorded in the Official Records as Instrument #1999127212, Public Records of Sarasota County, Florida, as amended (the "Declaration").

2. Jeffrey K. Taylor & Jennifer A. Taylor is the holder of a Membership (as defined in the Declaration).

26 **IN WITNESS WHEREOF**, the Club has caused this Certificate to be executed in its name this day of June, 2026

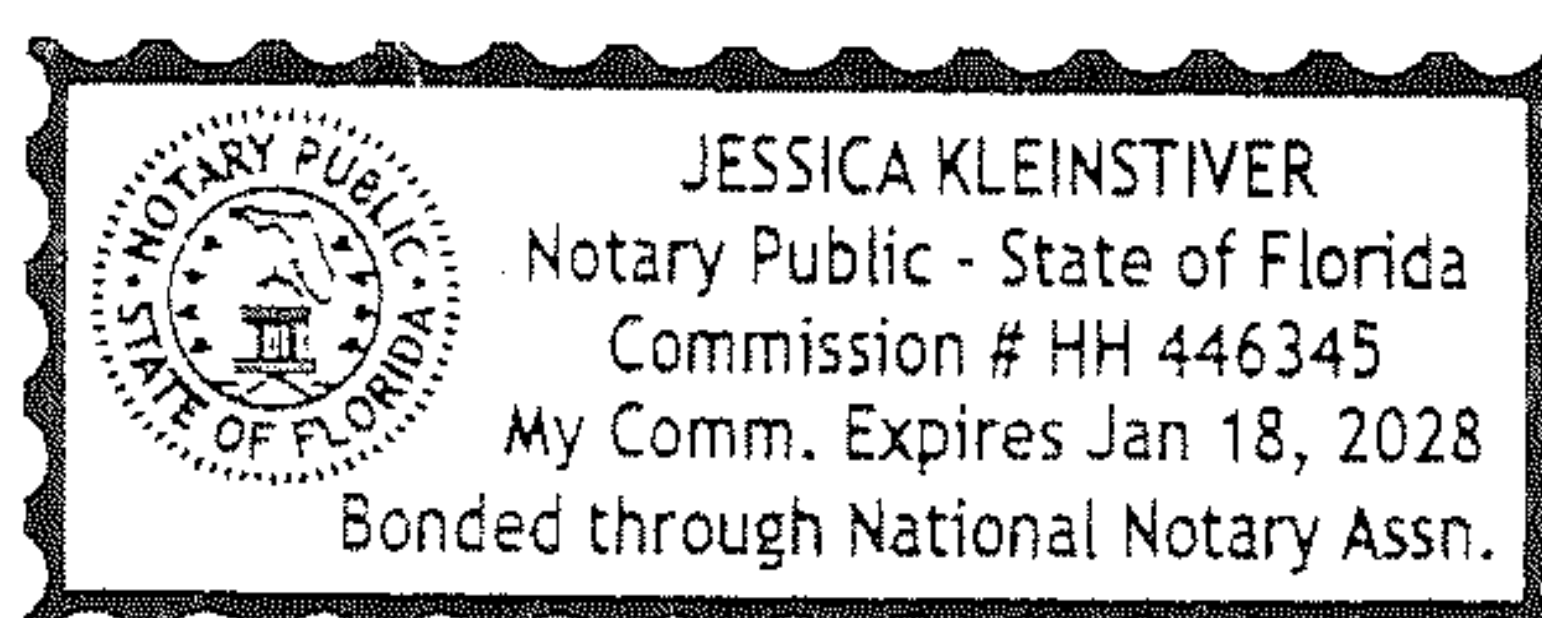
HERON CREEK ASSOCIATES, LTD.

By: Richelle A. Harris Shindel
Richelle A. Harris Shindel,
as its authorized agent

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 26 day of June, 2026 by Richelle A. Harris Shindel, as authorized agent of **HERON CREEK ASSOCIATES, LTD.**, a Florida limited partnership, on behalf of the partnership. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notary Seal



LF-986839.11

Jessica Kleinstiver
Notary Public

My Commission Expires: 1/18/2028

I am a Notary Public of the State of Florida,
and my commission expires on 1/18/2028