

7/15/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520076

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260364

Doc Stamp-Deed: \$122.50

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_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 14 day of July 2026, between **Herman Mendelovici, a married man** whose post office address is **2520 SE 4th Street, Pompano Beach, Florida 33062**, grantor, and **Rockhill Developers L.L.C., a Florida Limited Liability Company** whose post office address is **4961 Topsail Drive, Nokomis, Florida 34275**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Lot 19, Block 20, WARM MINERAL SPRINGS UNIT 81, according to the Plat thereof, recorded in Plat Book 9, Page 46, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0770060063

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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**.

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

Signed, sealed and delivered in our presence:

Witness

Petrick Elie

Witness Address

49 N FEDERAL HWY

POMPANO BCH, FL 33062

Witness Address

Witness

Mark Ortiz

Witness Name Printed

49 N FEDERAL HWY

POMPANO BCH, FL 33062

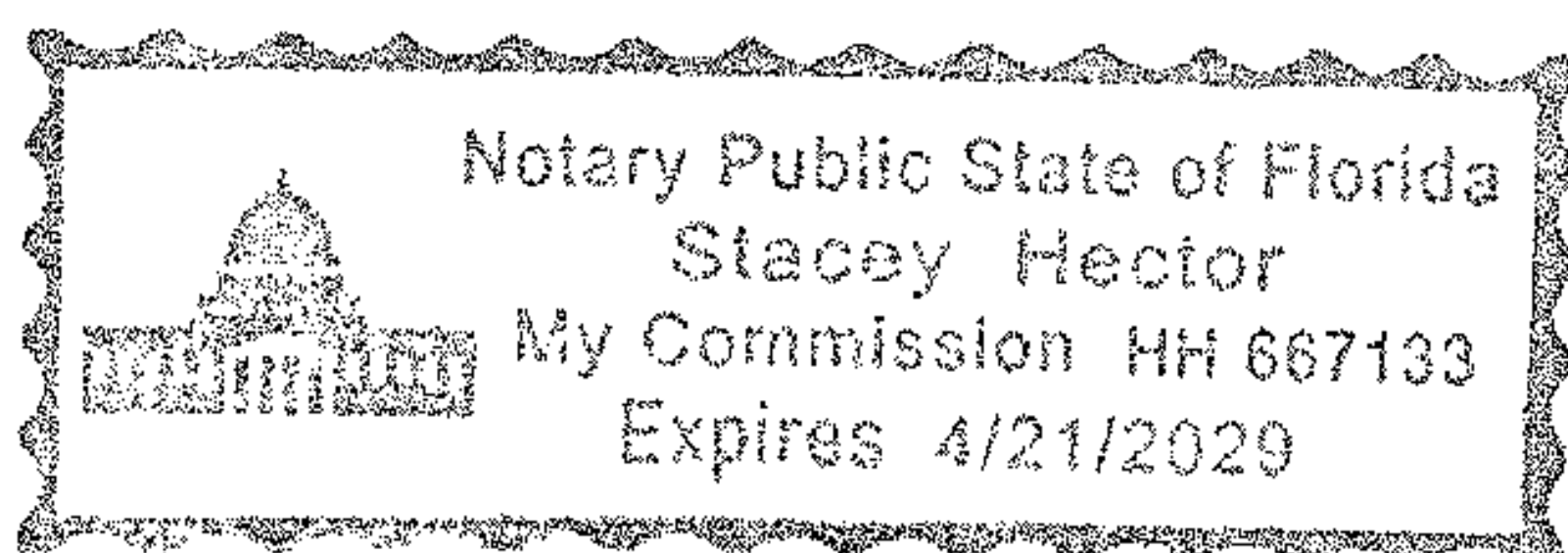
Witness Address

State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this _____ of July, 2026 by Herman Mendelovici, a married man, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Notary Public

Printed Name:

My Commission Expires:

Stacey Hector

4/21/2029