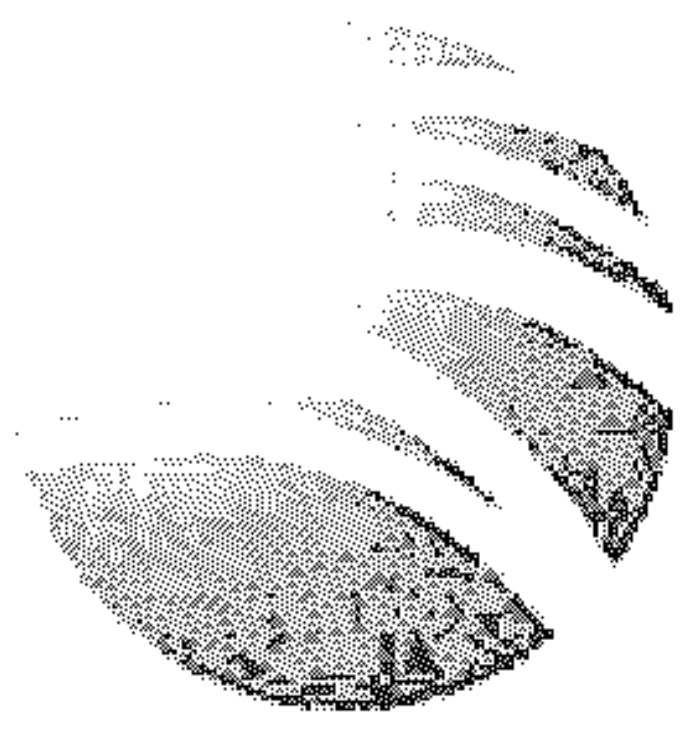




**SUNBELT**  
TITLE AGENCY

**RECORDED IN OFFICIAL RECORDS**  
**INSTRUMENT # 2026096765 2 PG(S)**

7/16/2026 12:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520487

Prepared by and Return to:

**Doc Stamp-Deed: \$1,995.00**

Dixie Roth  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750526-04688

[Space Above This Line For Recording Data]

### **This Warranty Deed**

Made this **15th day of July, 2026** by **Lucy A. Hiller, An Unremarried Widow**, hereinafter called the Grantor, to **Grant M. Wirth and Janet L. Wirth, Husband And Wife, as Tenants by the Entirety**, whose post office address is: **1429 Laurel Drive, Sewickley, PA 15143**, 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 (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

**Unit 34, THE HAMMOCKS, A CONDOMINIUM, SECTION III, as per Declaration of Condominium recorded in Official Records Book 1551, Page 1935, et seq., and as per plat thereof recorded in Condominium Book 19, Pages 39 through 39E, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0260073034**

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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

**Incident to the issuance of title insurance.**

WARRANTYDEED

REV. 9/18/2023

LS

Signed, sealed and delivered in our presence:

Witness: (Signature)

Printed Name

Daniel Carrozzo

Address

1350 Main St  
Sarasota FL 34236

City, State, Zip

Witness: (Signature)

Printed Name

Dixie Roth

Address

8181 S Tamiami Tr L  
Sarasota FL 34231

City, State, Zip

State of Florida

County of Sarasota

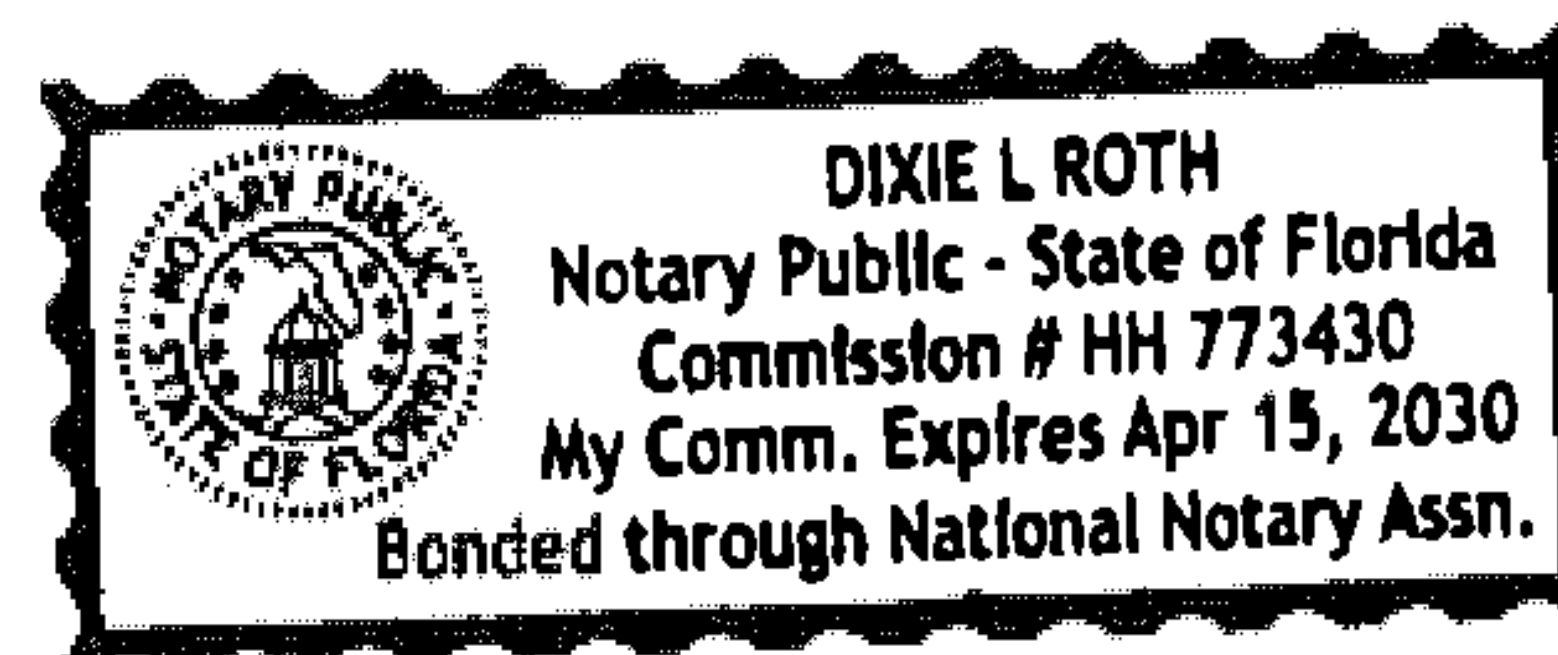
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of July, 2026, by Lucy A. Hiller, An Unremarried Widow, who: ☐ is personally known to me or ☒ produced DLIC as identification.

NOTARY PUBLIC (signature)

Print Name: Dixie Roth

My Commission Expires:

Stamp/Seal:



Incident to the issuance of title insurance.

WARRANTYDEED

REV. 9/18/2023

LS