

7/20/2026 3:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521896

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 332463-423141

Doc Stamp-Deed: \$2,844.10

Consideration: \$406,250.00
Doc Stamps: \$2,844.10
Recording Fee: \$20.50

WARRANTY DEED

This Warranty Deed is made effective this 20th day of July, 2026, by Gail Ann Abrams and Michael W. Abrams, wife and husband ("Grantor") to James R. Hoelsworth and Debra A. Hoelsworth, husband and wife, whose post office address is 5967 Benevento Drive, Sarasota, FL 34238 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 510, ISLES OF SARASOTA, UNIT 2A, according to the plat thereof as recorded in Plat Book 45, Pages 48, 48a through 48H, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0137080024.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: *Jeannette Wooten*
Witness#1 Print: Jeannette Wooten

Witness #1 Address: P.O. Box 49948
Sarasota, FL 34230

Witness#2 Sign: *Darlene Lowmy*
Witness#2 Print: Darlene Lowmy

Witness #2 Address: PO Box 49948
Sarasota, FL 34230

Gail Ann Abrams, by Michaelanne Swink,
her Attorney-In-Fact
Gail Ann Abrams, by Michaelanne Swink,
her Attorney-In-Fact
Address: 4745 Maid Marian Lane
Sarasota, FL 34232

Michael W. Abrams, by Brian Michael Abrams,
Abrams, his Attorney-In-Fact
Michael W. Abrams, by Brian Michael Abrams, his Attorney-In-Fact
Address: 4745 Maid Marian Lane in-fact
Sarasota, FL 34232

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of July, 2026, by Michaelanne Swink, as Attorney-In-Fact for Gail Ann Abrams, and Brian Michael Abrams, as Attorney-In-Fact for Michael W. Abrams.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification *X*
Type of identification produced *FLDL*