

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026108150 2 PG(S)

8/7/2026 4:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530173

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$4,536.00

Property Appraisers Parcel I.D. (Folio) Number(s):
0056010061
File No.: 2975066

WARRANTY DEED

This Warranty Deed, Made the 7th day of August, 2026, by Danelle Shannon Haag a/k/a Danelle Haag and Thomas Frederick Haag a/k/a Thomas Haag, wife and husband, whose post office address is: 2532 Hibiscus St, Sarasota, FL 34239, hereinafter called the "Grantor", to Fox Lots LLC, a Vermont limited liability company, whose post office address is: PO Box 280, Rutland, VT 05702, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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 11, NORWOOD PARK SUBDIVISION, according to the Map or Plat thereof, as recorded in Plat Book 9, Page 51, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

[Signature]
Witness 1 Signature

[Signature]
Danelle Shannon Haag a/k/a Danelle Haag

Witness 1 Printed Name and Post Office Address:

[Signature]
2033 Main St #408
Sarasota, FL 34237

[Signature]
Thomas Frederick Haag a/k/a Thomas Haag

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

[Signature]
2033 Main St #408
Sarasota, FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of August, 2026 by **Danelle Shannon Haag a/k/a Danelle Haag and Thomas Frederick Haag a/k/a Thomas Haag, wife and husband**, who has produced [Signature] as identification.

[Signature]
Notary Public Signature
Printed Name: _____

My Commission Expires: _____
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

