

8/13/2026 9:11 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3531921

Prepared by
Donna Bennington
Gulf Breeze Title Of Sarasota, LLC
7037 S Tamiami Trail Unit C
Sarasota, FL, 34231
(941) 957-3500

Doc Stamp-Deed: \$3,405.50

File No.: 22931

\$486,500.00

WARRANTY DEED

This indenture made on **August 12, 2026 A.D.**, by

Prather Builders LLC, a Florida limited liability company

whose address is: **200 N Tamiami Trail, Suite H, Venice, FL, 34285**
hereinafter called the “grantor”, to

Patrick Norgard, an single man

whose address is: **3356 PLANTATION PL, Sarasota, FL, 34231**
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, Florida**, to-wit:

Lot 29, SOUTH POINTE WOODS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 26, Pages 23 and 23A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0087020027**

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.

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 Tax Year Subsequent to 2026.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Prather Builders, LLC, a Florida limited liability company



By: Allen D Prather II, Manager

Signed, sealed and delivered in our presence:

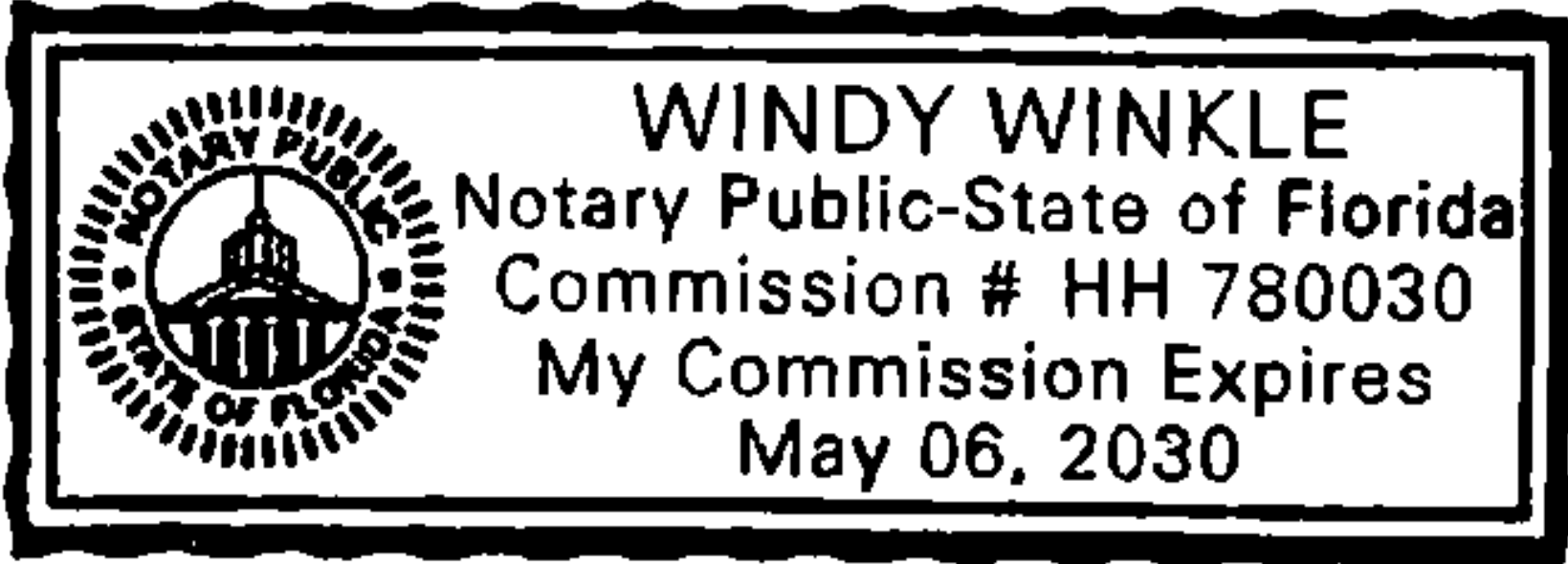
Witness Signature **Donna Bennington**
7037 S. Tamiami Trail, Unit C
Print Name: Sarasota, Florida 34231

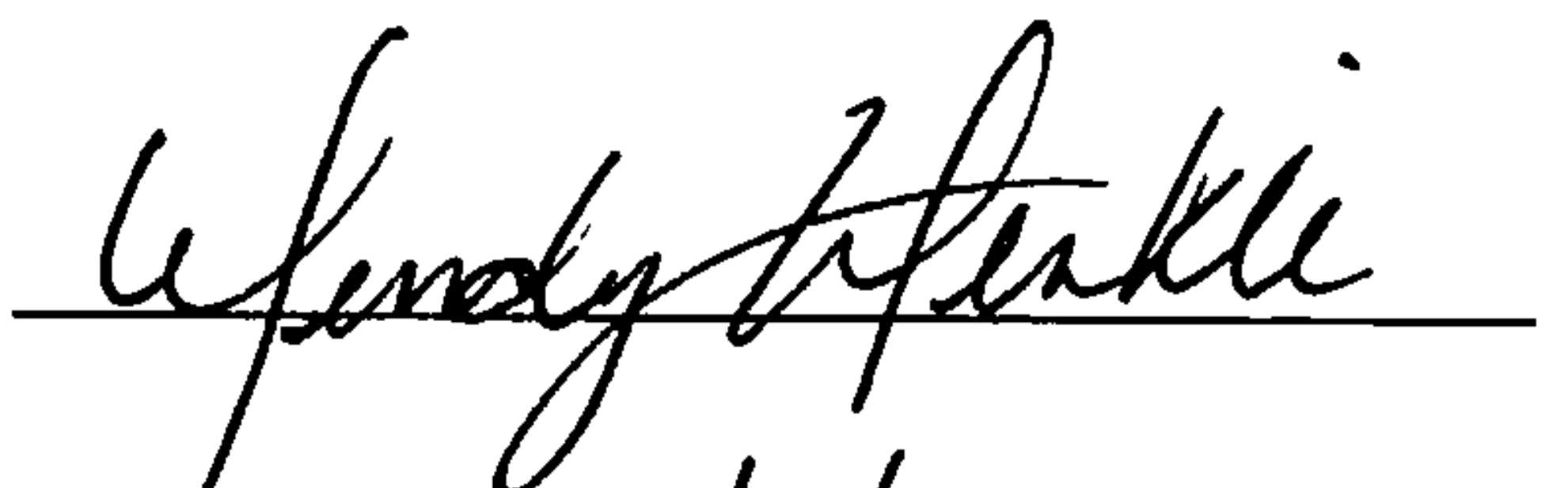

Witness Signature
Print Name: **Windy Winkle**
7037 S. Tamiami Trail, Unit C
Sarasota, Florida 34231

State of **Florida**

County of **Sarasota**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8/10/2026, by **Allen D Prather, II, as Manager on behalf of Prather Builders, LLC** who is personally known to me or who has produced Dr. Lic. as identification.
(Notary Seal)



Notary Public 
My Commission Expires: 5/6/2030