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Prepared by and Return to:
Paul J. Bupivi, Attorney at Law
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111703 2 PG(S)
August 17, 2026 12 33 13 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$0 70


WARRANTY DEED

This Indenture made on August 13, 2026, between **Donald L. Hagan, a single man**, whose post office address is 1000 S. Tamiami Trail, Sarasota, Florida, 34236, and **Ryan B. Hagan, a single man**, who resides and has a post office address at 3835 Breezemont Drive, Sarasota, Florida, 34232, as joint tenants with full rights of survivorship, hereinafter called the GRANTORS, and **Ryan B. Hagan, a single man**, who resides and has a post office address at 3835 Breezemont Drive, Sarasota, Florida, 34232, hereinafter called the GRANTEE:

WITNESSETH, that the Grantors for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, receipt of which is acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and his heirs and assigns forever, all the certain land situate, lying and being in Sarasota County, Florida, to wit:

Lot 27, Glen Oaks Country Club Estates, Unit 1, according to the Plat thereof, recorded in Plat Book 17, Page(s) 7, of the Public Records of Sarasota County, Florida.

Parcel ID No. 2021140003

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO the terms and conditions of all reservations, covenants, conditions, restrictions, limitations, easements and agreements of record; real property taxes and assessments for the current year and subsequent years, which are not yet due and payable; and to all applicable zoning ordinances, and/or restrictions, regulations and prohibitions imposed by governmental authorities, if any.

TO HAVE AND TO HOLD the said land in fee simple forever, for the uses, benefits and purposes contained herein.

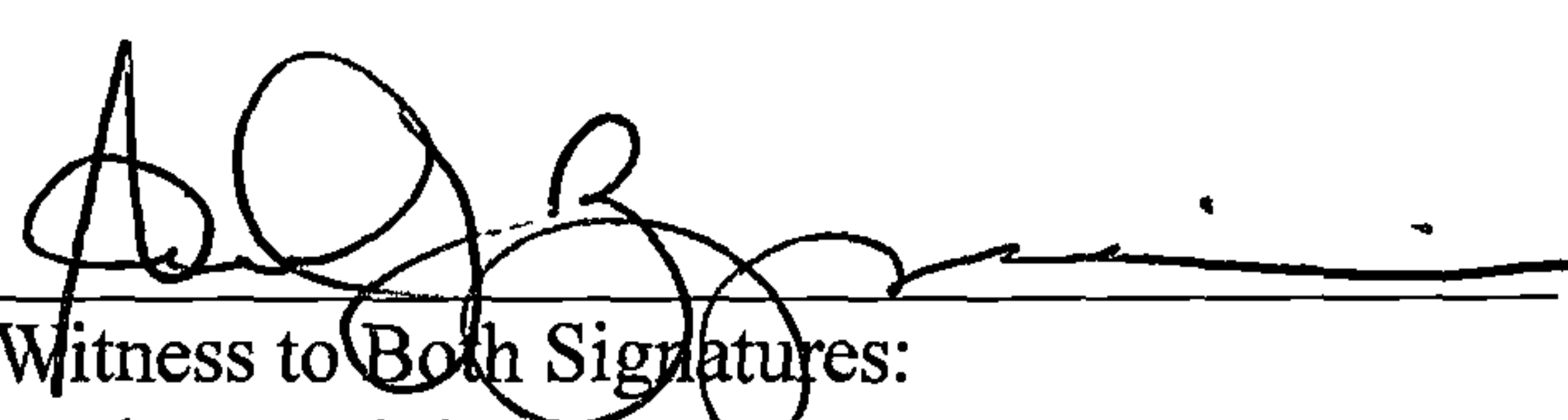
AND the Grantors do hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; and that the Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances not set forth herein, except for taxes accruing subsequent to December 31, 2025.

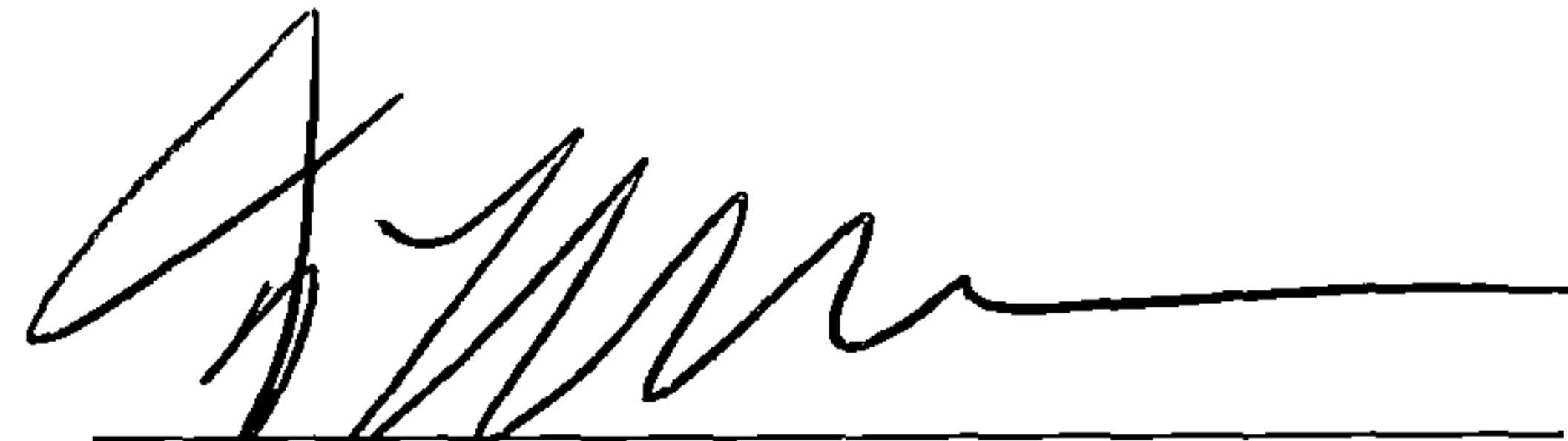
THIS INSTRUMENT WAS PREPARED AS PART OF AN ESTATE PLAN FROM INFORMATION SUPPLIED BY THE PARTIES, WITHOUT THE BENEFIT OF TITLE EXAMINATION, TITLE INSURANCE, OR TAX ADVICE. PURSUANT TO FAC 12B-

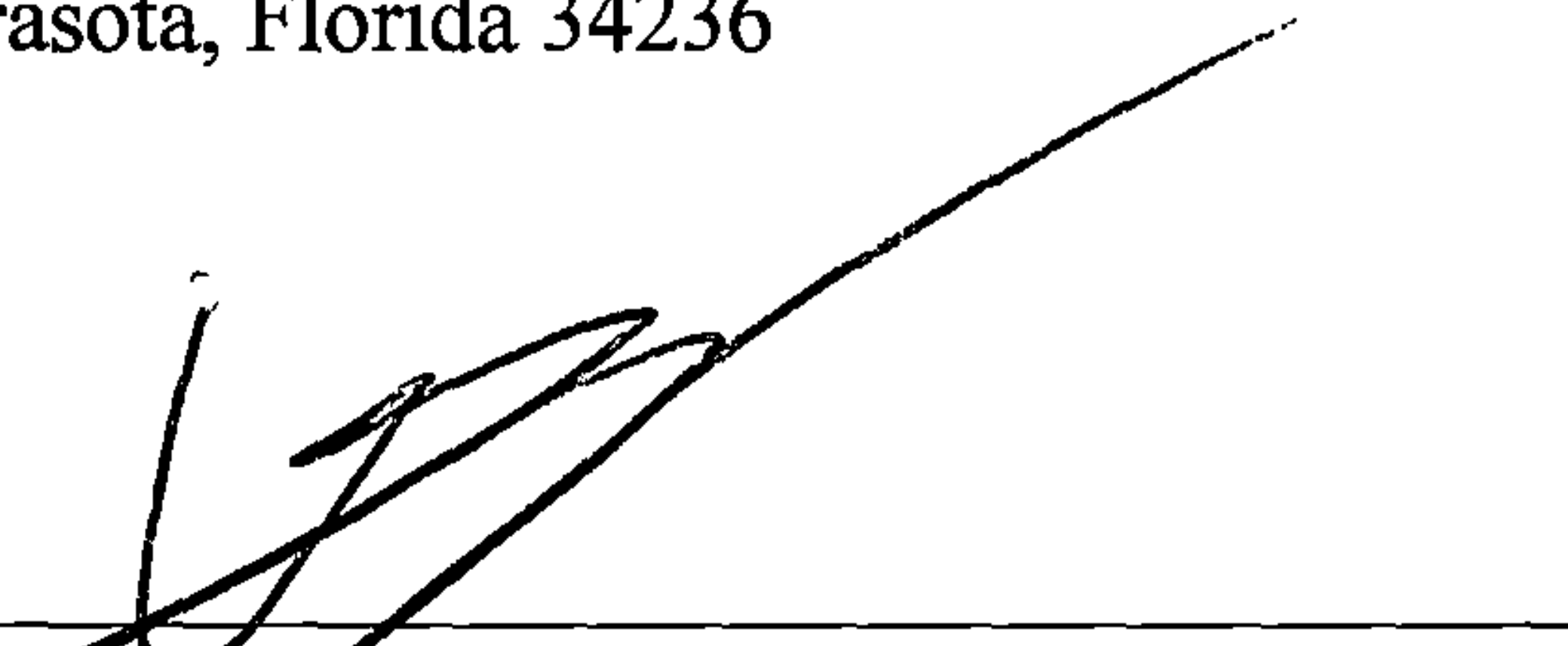
4.013(28), FAC 12B-4.014(2), AND/OR OTHER APPLICABLE FLORIDA LAWS, THERE SHALL BE ONLY THE MINIMUM DOCUMENTARY STAMPS DUE AND PAYABLE IN CONNECTION WITH THIS TRANSFER

In Witness Whereof, the Grantors have hereunto set their respective hands and seals on this date August 13, 2026

Signed, sealed and delivered in our presence:


Witness to Both Signatures:
Paul J. Bupivi, Esq
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236


Donald L. Hagan, Grantor


Witness to Both Signatures:
William E. Robertson, Jr.
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236


Ryan B. Hagan, Grantor

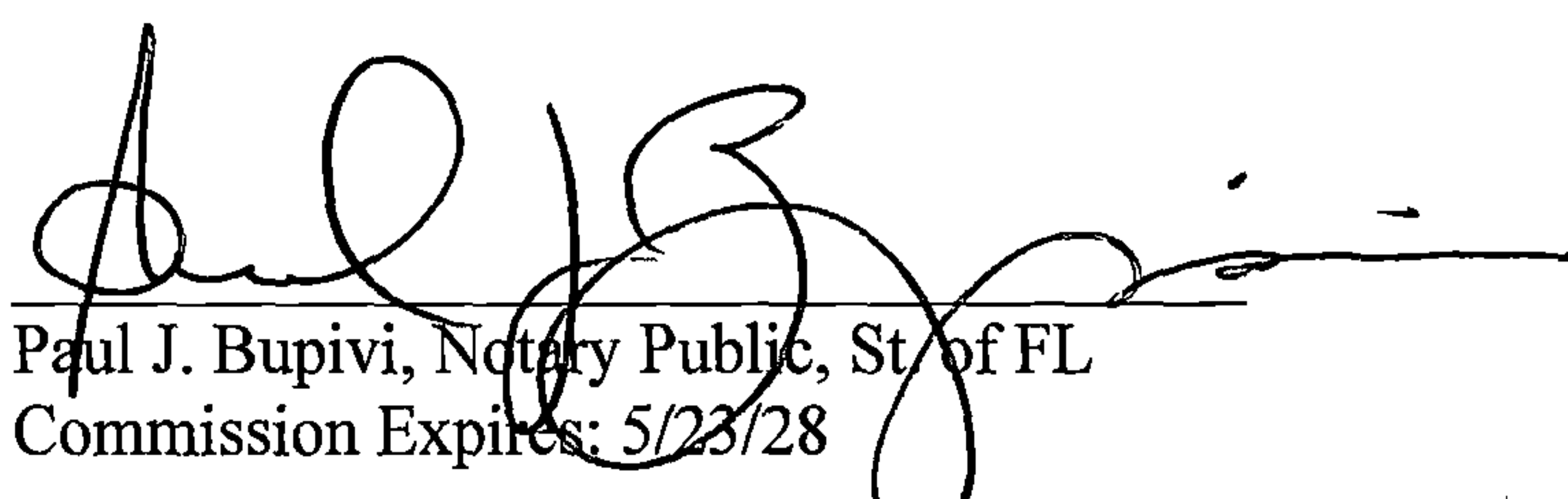
STATE OF FLORIDA }
 } ss.: Sarasota
COUNTY OF SARASOTA }

The foregoing instrument was severally acknowledged before me, by means of physical presence on this 13th day of August, 2026, by Donald L. Hagan and Ryan B. Hagan, who each produced a Florida driver's license as identification.

[SEAL]



PAUL J. BUPIVI
Notary Public
State of Florida
Comm# HH522708
Expires 5/23/2028


Paul J. Bupivi, Notary Public, St. of FL
Commission Expires: 5/23/28