

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026114343 2 PG(S)**

Prepared by and return to:
Harry W. Haskins
Haskins Law, LLC
3400 South Tamiami Trail
201
Sarasota, FL 34239

8/21/2026 12:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3535646

File No 2026-189

Doc Stamp-Deed: \$2,114.00

Parcel Identification No 0072130034

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of August, 2026 between Billy Vann Prater, Jr., an unmarried man, whose post office address is 717 Mountain View Road, Wellington, AL 36279, Grantor, to Michael Weiss and Denok Weiss, husband and wife, whose post office address is 12810 Magpie Place, Bradenton, FL 34212, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

LOT 9, OF FLORAL PARK HOMESTEADS SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 4, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

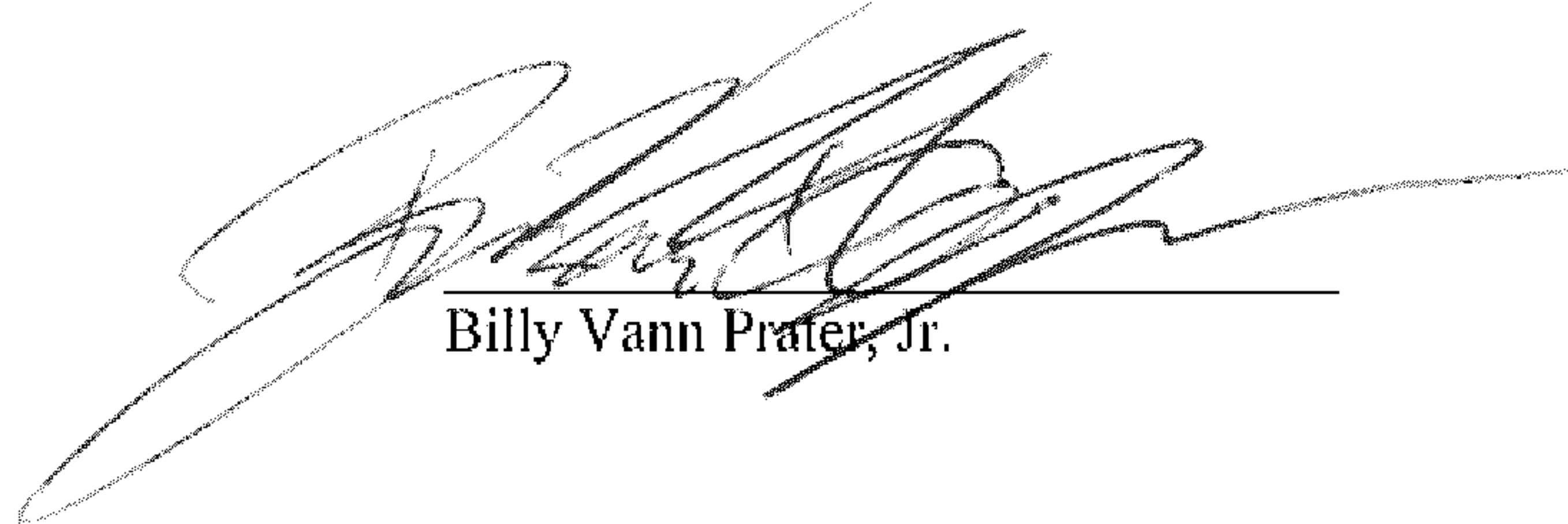
TO HAVE AND TO HOLD the same in fee simple forever.

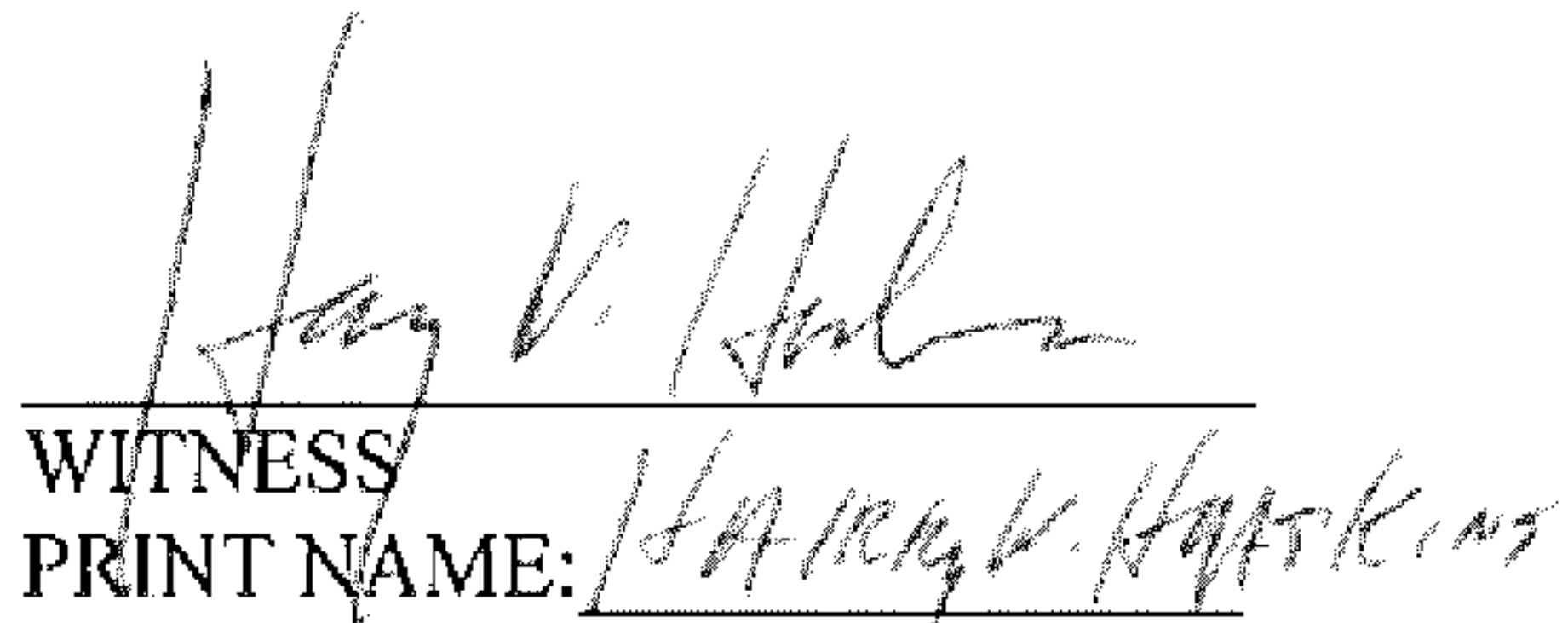
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURES ON SEPARATE PAGE]

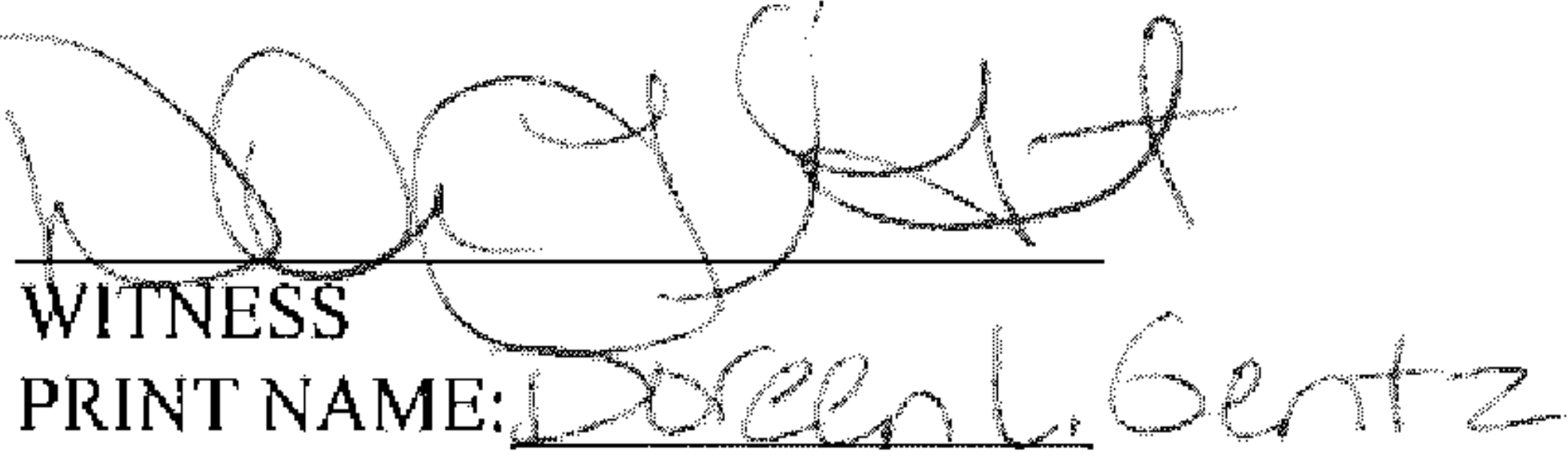
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Billy Vann Prater, Jr.


WITNESS
PRINT NAME: Mary K. Harkins

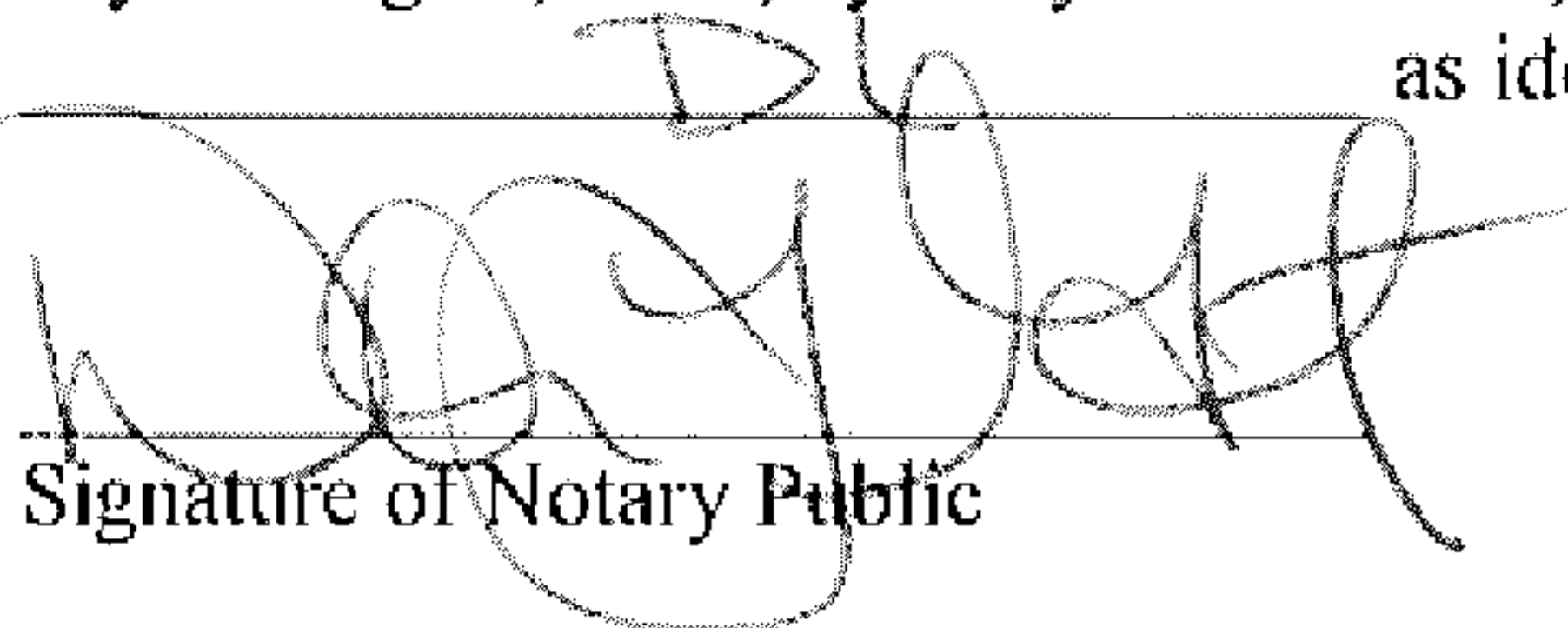
4055 Higel Ave
SARASOTA, FL 34242
WITNESS 1 ADDRESS


WITNESS
PRINT NAME: Doreen L. Gentz

3081 Madagascar Ave
North Port FL 34286
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of August, 2026, by Billy Vann Prater, Jr., ☐ who is/are personally known to me or ☒ who has/have produced as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

