

8/27/2026 12:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3537978

This Instrument Prepared by and Return to:

Taylor Parr

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20261091

Parcel ID: **0780-02-2850**

Doc Stamp-Deed: \$2,274.30

Florida Documentary Stamps in the amount of **\$2,274.30** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **25th day of August, 2026** by

John E. Makar, Jr., and Eileen F. Hansen, Husband and Wife,

whose post office address is 20709 Benissimo Drive, Venice, FL 34293,

herein called the Grantor, to

Robert S. Zoglio and Angela M. Zoglio, Husband and Wife,

whose post office address is 1973 Coachtrail Drive, Hebron, KY 41048,

hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of THREE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (**\$324,900.00**) 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, State of Florida, viz.:

Lot 285, of GRAN PARADISO, PHASE 1, according to the plat thereof, as recorded in Plat Book 47, page 6, of the Public Records of Sarasota County, Florida.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Taylor Parr
Signature

Taylor Parr
Printed Name

2091 Tamiami Trail Suite B Port Charlotte, FL. 33948

Full Address

John E. Makar, Jr.
Signature

Eileen F. Hansen
Printed Name

Witness #2:

Uli Wills
Signature

Uli Wills
Printed Name

2091 Tamiami Trail Suite B Port Charlotte, FL. 33948

Full Address

STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 25 day of August, 2026, by John E. Makar, Jr. and Eileen F. Hansen, () who are personally known to me or (X) who have produced Drivers License as identification.

Taylor Parr
Signature of Notary Public

Taylor Parr
Print, Type/Stamp Name of Notary

