

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117952 2 PG(S)

Prepared by and Return to:
Sheri L. Wills
MTI Title Insurance Agency, Inc.
3066 University Parkway
Sarasota, FL 34243

8/28/2026 3:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3538736

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0425030001
File- MFL-2276336
Consideration Amount \$800,000.00

Doc Stamp-Deed: \$5,600.00

WARRANTY DEED

This Indenture, Made this **August 27, 2026**, between **Charles J. Hauber, a married man**, whose post office address is: 13156 Tulum Loop, Venice, FL 34292, hereinafter called the "Grantor", and, **Henry T Lowendick and Jane C Lowendick, a married couple, tenants by the entirety**, whose post office address is: 1085 Tuscany Boulevard, Venice, FL 34292, hereinafter called the "Grantee".

[Whenever 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 County, FL, and being further described as follows:

Lot 193, Pelican Pointe Golf & Country Club, Unit 9, according to the plat thereof as recorded in Plat Book 43, Page 9, of the Public Records of Sarasota County, Florida.

Property Address: 1085 Tuscany Boulevard, Venice, FL 34292

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

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

WITNESSES:

[Signature]
Witness #1 Signature

Sarah Raczynski
Witness #1 Print Name

411 Commercial Ct, Ste A
Witness #1 Address

Venice FL 34292
Witness #1 City, State, Zip Code

[Signature]
Witness #2 Signature

Kim Phuc
Witness #2 Print Name

411 Commercial Ct Ste A
Witness #2 Address

Venice FL 34292
Witness #2 City, State, Zip Code

GRANTOR(S):

[Signature]
Charles J Hauber

THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of (☒ X ☐) physical presence or (☐) online notarization, this August 27, 2026 by: Charles J. Hauber who is/are personally known by me or who has/have produced: Drivers License as identification.

[Signature]
Notary Public

My Commission Expires

