

8/31/2026 2:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539213

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Jill Bowen, Esq.
Our File Number: 333063-425934

Doc Stamp-Deed: \$4,228.00

Consideration: \$604,000.00
Doc Stamps: \$4,228.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 31st day of August, 2026, by Averill Properties, LLC, a Florida limited liability company, who acquired title as Averill Properties, a Florida limited liability company ("Grantor") to Zakary Garcia, whose post office address is 3119 Rose Street, Sarasota, FL 34239 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

LOT 11, BLOCK 117, SOUTH GATE, UNIT 28, ACCORDING
TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT
BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0059030037.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Averill Properties, LLC, a Florida limited liability company

Witness#1 Sign: [Signature]

Witness#1 Print: Jill Bowen

Witness #1 Address: 240 S. Pineapple Ave
Sarasota FL 34236

Witness#2 Sign: [Signature]

Witness#2 Print: Katie Melior

Witness #2 Address: 240 S Pineapple Ave
Sarasota FL 34236

[Signature]
Richard N. Averill, as its Manager
Address: 8003 34th Avenue West
Bradenton, FL 34209

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of August, 2026, by Richard N. Averill, as Manager of Averill Properties, LLC, a Florida limited liability company.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification X
Type of identification produced FL DL