

8/31/2026 3:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539297

Doc Stamp-Deed: \$1,365.00

Prepared by and return to:

Lisa K. Hillman

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260367

Page 1 of 2

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Warranty Deed

This Warranty Deed made this 31 day of August 2026, between **Theresa A. Hubbard, a single person** whose post office address is **1663 San Silvestro Drive, Venice, Florida 34285**, grantor, and **Ronnie Duffey, a single person** whose post office address is **305 Mission Trail W. #K, Venice, Florida 34285**, 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)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

UNIT 285, BUILDING 15, MISSION LAKES OF VENICE, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1498, PAGE 783, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 18, PAGE 24, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0428091161

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.

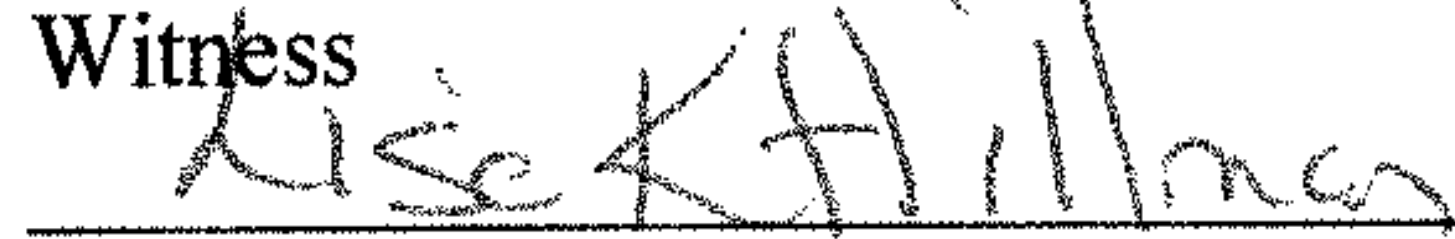
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

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:

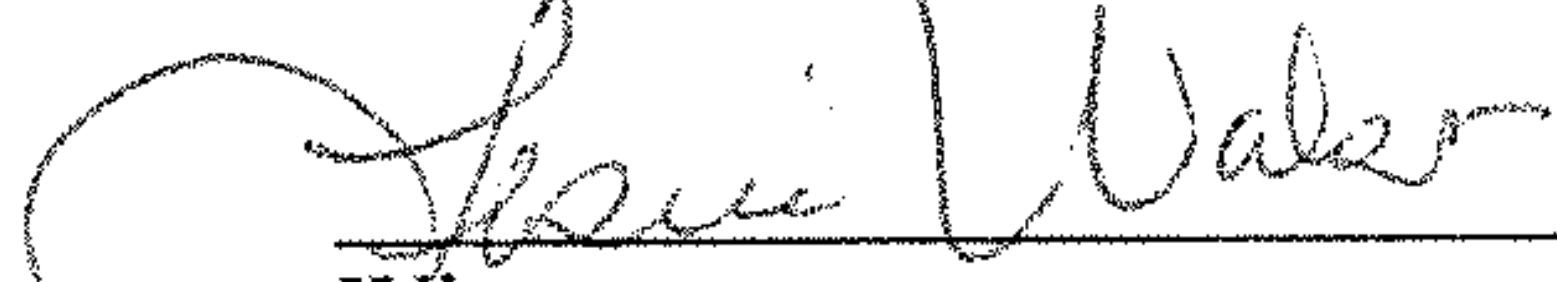


Witness

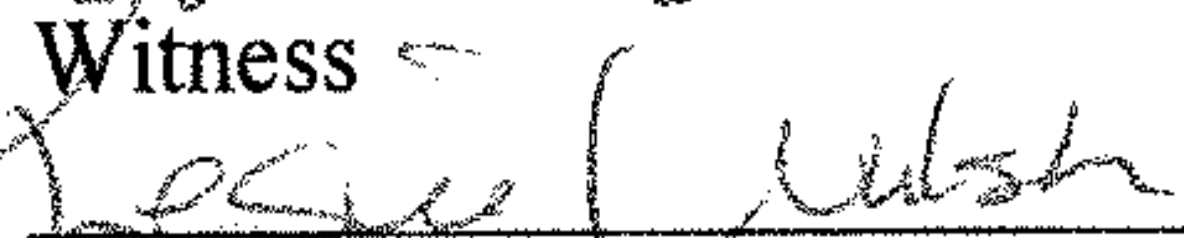


Witness

Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287



Witness



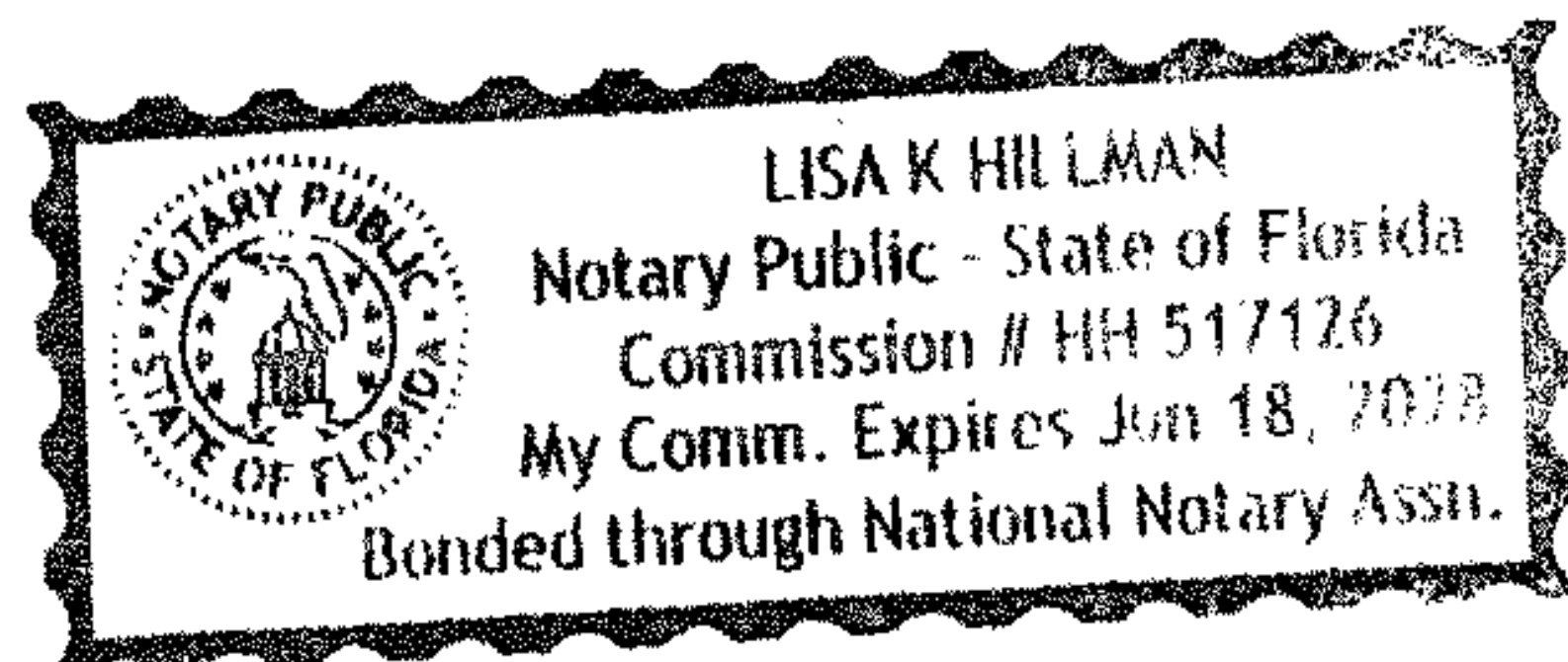
Witness

Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 31 of August, 2026 by Theresa A. Hubbard, a single person, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)





Notary Public

Printed Name: _____

My Commission Expires: _____