

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118701 3 PG(S)

8/31/2026 4:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539399

Consideration: \$830,000.00
Recording Fees: \$18.50
Documentary Stamps: \$5,810.00

Doc Stamp-Deed: \$5,810.00

Prepared by and Return To:



MOMENTUM TITLE

Keri Sell, Senior Closing Agent
MOVEMENT TITLE SERVICES, LLC DBA MOMENTUM TITLE
206 Harbor Drive S
Venice, FL 34285
File No.: MT-26-081

WARRANTY DEED

This Warranty Deed is made by **Timothy Hack and Rachel Hack, Husband and Wife**, hereinafter referred to as "Grantor," to **Laura E. Johnson and Jeremy G. Johnson, Trustees of The Laura E. Johnson Living Trust dated May 26, 2017**, whose address is: 489 Arborview Lane, Venice, FL 34292, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

LOT 351 OF SAWGRASS, UNIT 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE(S) 14, AND 14-A THROUGH 14-J, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above described property is: 0402070018.

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.

The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any successor Trustee of the trust) shall have all of the powers set forth in Section 689.073, Florida Statutes.

Executed on the 27th day of August, 2026.

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES**



Witness 1 Signature

Witness 1 Printed Name:

Joan Schumacher-Martin

Witness 1 Address:

206 Harbor Dr S.
Venice, FL 34285

As to all Grantors



Witness 2 Signature

Witness 2 Printed Name: Keri Sell

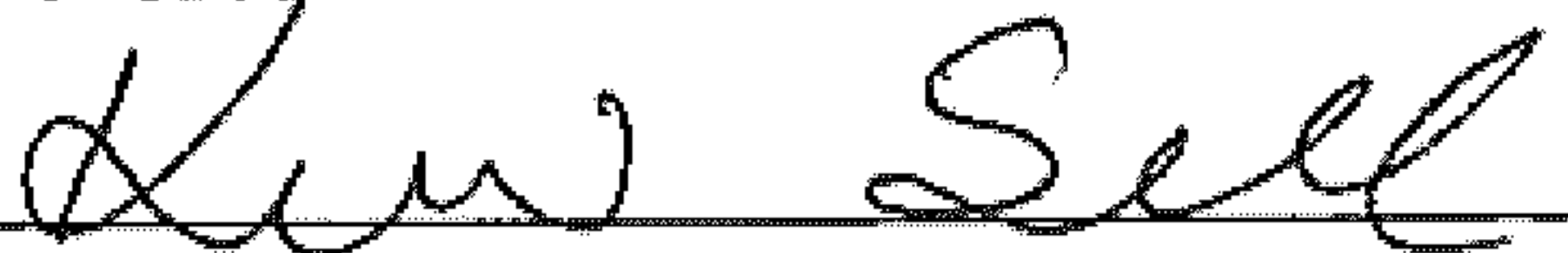
Witness 2 Address:

206 Harbor Dr. S.
Venice FL 34285

As to all Grantors

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization this 27th day of August, 2026 by Rachel Hack, who is personally known to me or who has produced FLDL (type of identification) as identification.



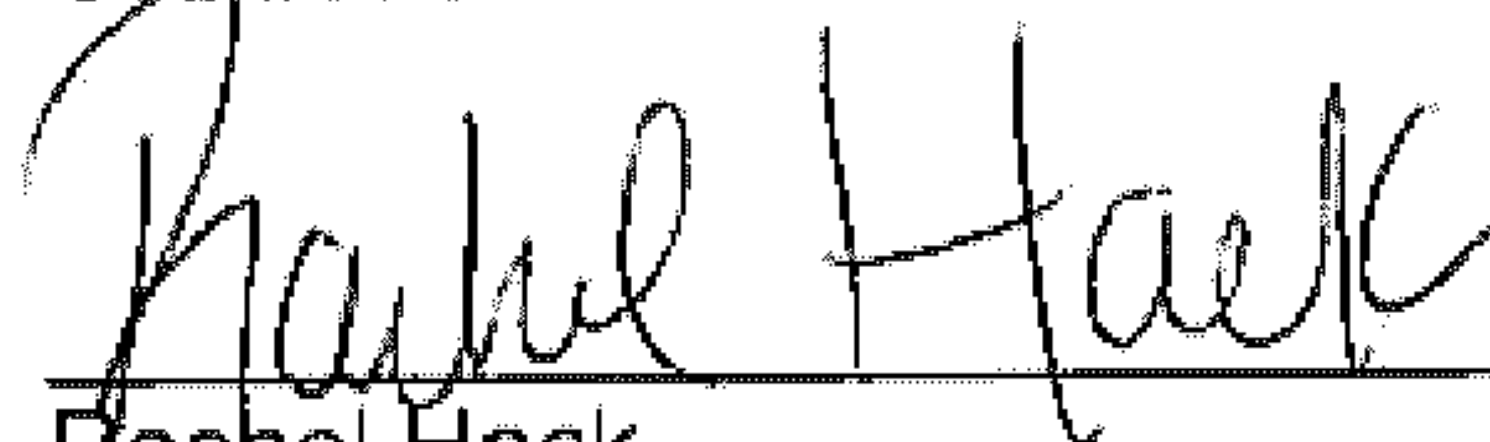
Notary Public

Printed Name: Keri Sell

Commission #

My Commission Expires:

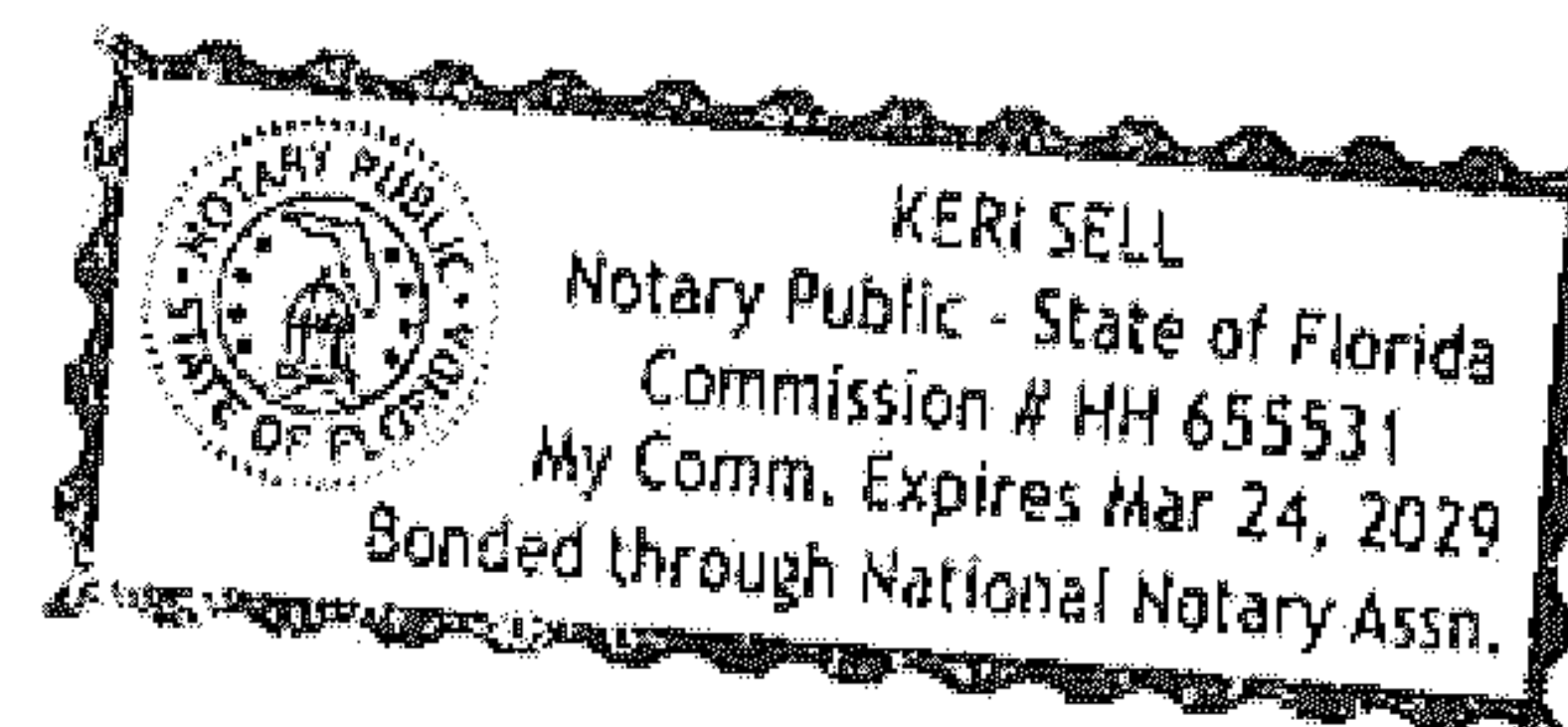
GRANTOR:



Rachel Hack

486 Yacht Harbor

Osprey, FL 34229



Executed on the 25th day of August, 2026.

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES**

[Signature]
Witness 1 Signature
Witness 1 Printed Name: Joan Schumacher -
Martin

Witness 1 Address:
206 Harbor Dr S.
Venice, FL 34285
As to all Grantors

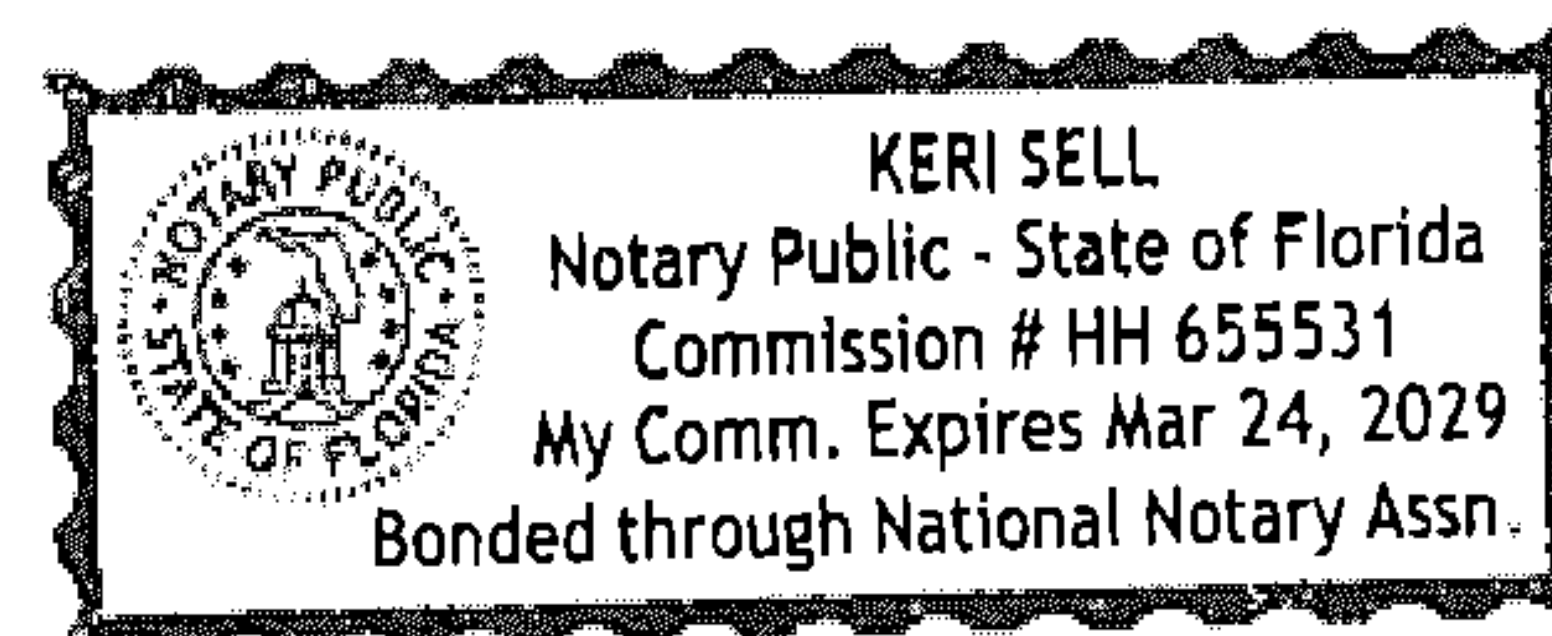
[Signature]
Witness 2 Signature
Witness 2 Printed Name:
Keri Sell

Witness 2 Address:
206 Harbor Dr. S
Venice, FL 34285
As to all Grantors

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization this 25th day of August, 2026 by Timothy Hack, who is personally known to me or who has produced FLDL (type of identification) as identification.

[Signature]
Notary Public
Printed Name: Keri Sell
Commission #
My Commission Expires:



GRANTOR:
[Signature]
Timothy Hack
486 Yacht Harbor
Osprey, FL 34229