

Prepared by and return to:
Joseph M. Madden Jr.
Madden Law Firm LLC
2277 Main Street
Fort Myers, FL 33901

9/1/2026 2:34 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3539970

File No 10880.000

Doc Stamp-Deed: \$12,775.00

Parcel Identification No 0110040007
Consideration: \$1,825,000.00

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31st day of August, 2026 between Mark R. Dratch and Laurie A. Dratch, husband and wife, whose post office address is 5319 Siesta Cove Drive, Siesta Key, FL 34242, Grantor, to **Charles Teague, a single man**, whose post office address is 6962 Belgrave Drive, Sarasota, FL 34242, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 13, PRINCE'S GATE, according to the plat thereof recorded in Plat Book 10, Page 60, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

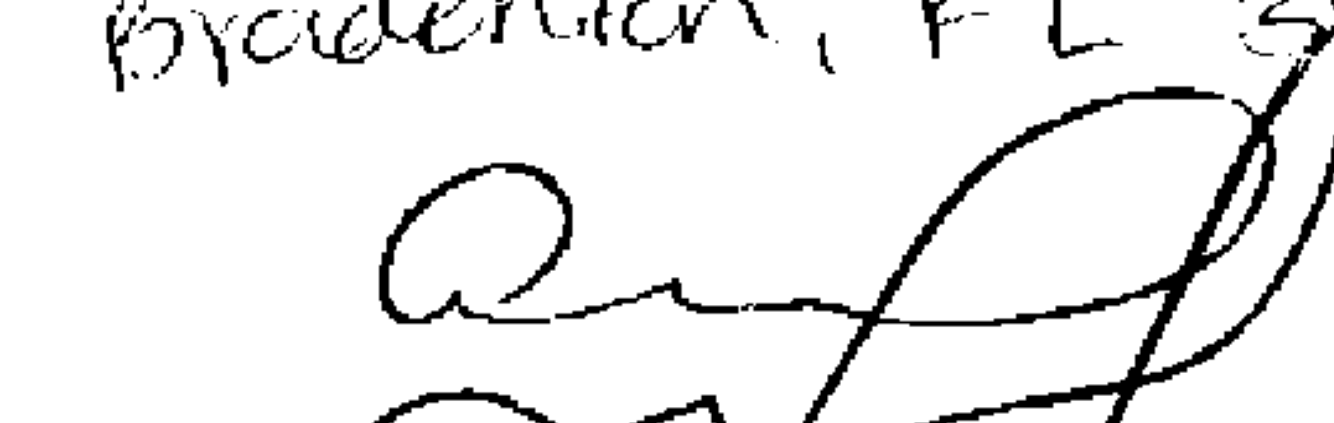
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness 1 Printed Name: Mirna Merida
Witness 1 Address: 3108 11th Ave E
Bradenton, FL 34208


Mark R. Dratch


Laurie A. Dratch


Witness 2 Printed Name: Ezequiel Bruzon
Witness 2 Address: 3108 11th Ave E
Bradenton FL 34208

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 31st day of August, 2026, by Mark R. Dratch and Laurie A. Dratch, (☐) who is/are personally known to me or (☒) who has/have produced Drivers License as identification.


Signature of Notary Public

Mirna Merida
Print, Type/Stamp Name of Notary



MIRNA MERIDA
Notary Public, State of Florida
My Comm. Expires 05/19/2029
Commission No. HH677220