

9/17/2026 2:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546338

Doc Stamp-Deed: \$3,283.00

Prepared by and Recording requested by:
Amy Hattie, Closing Officer
Barnes Walker Title, Inc.
5203 Gulf Drive
Holmes Beach, FL 34217

File Number: 2026-595-ISL
Parcel ID: 0138-08-0014
Doc Stamps: \$ 3,283.00

WARRANTY DEED

This indenture, made September 17, 2026 between Eric M. Garcia and Marylene R. Garcia, Individually and as Trustees of The Garcia Family Trust dated August 19, 2003, whose post office address is: 4973 Sabal Lake Circle, Sarasota, FL 34238 Grantor, to David Ernest Maddaus and Ann Daly Maddaus, husband and wife, whose post office address is: 3083 Timberwood Trail, Eagan, MN 55121, 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, remised, sold, transferred, and conveyed, 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 97, HAMMOCK PRESERVE, PHASE 1A, according to the map or plat thereof, as recorded in Plat Book 50, Page 32, of the Public Records of Sarasota County, Florida.

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

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

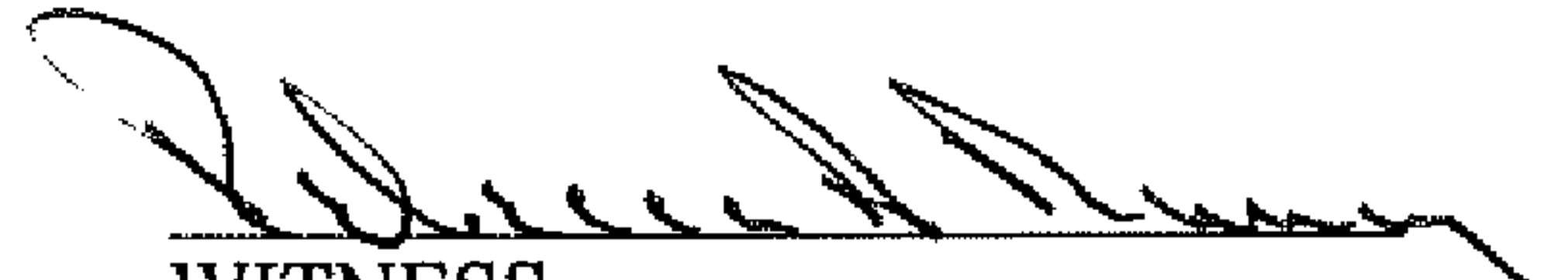
Subject to taxes for 2026 and subsequent years, not yet due and payable; zoning and other governmental regulations; and covenants, restrictions, easements, reservations and limitations of record, if any.

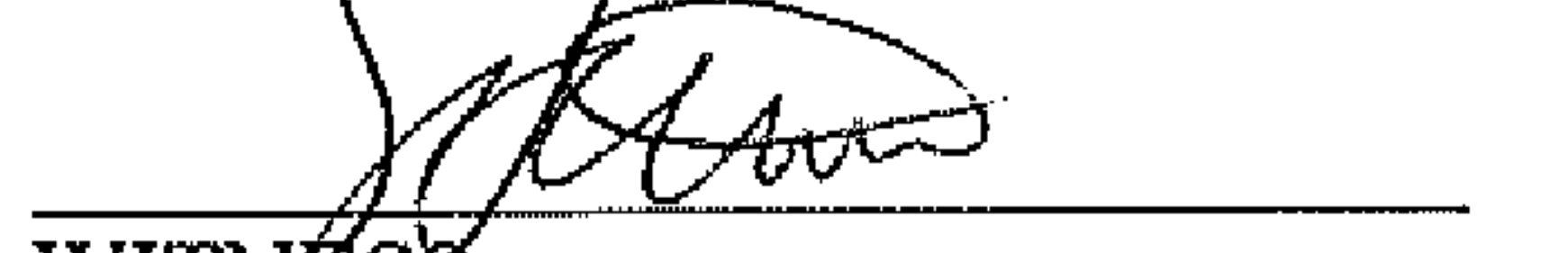
TO HAVE AND TO HOLD the same in fee simple forever.

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

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

Witnesses:

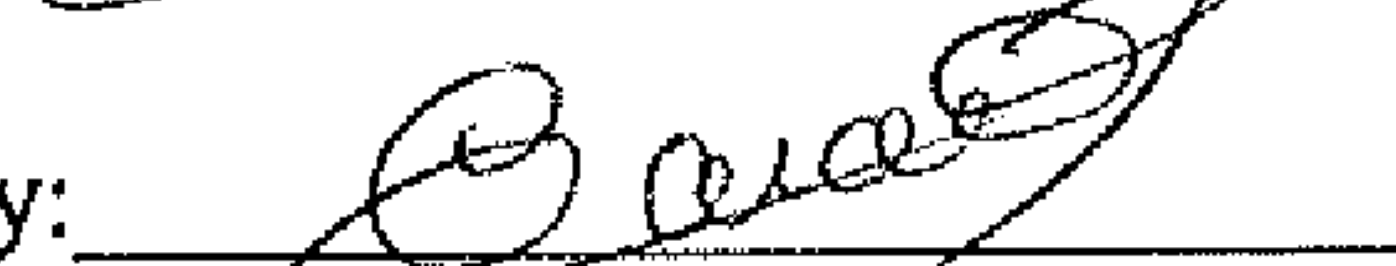

WITNESS
PRINT NAME: Rebecca A. Murray


WITNESS
PRINT NAME: Amy Hattie

Grantor:

The Garcia Family Trust dated August 19, 2003

By: 
Eric M. Garcia, Individually and as Trustee

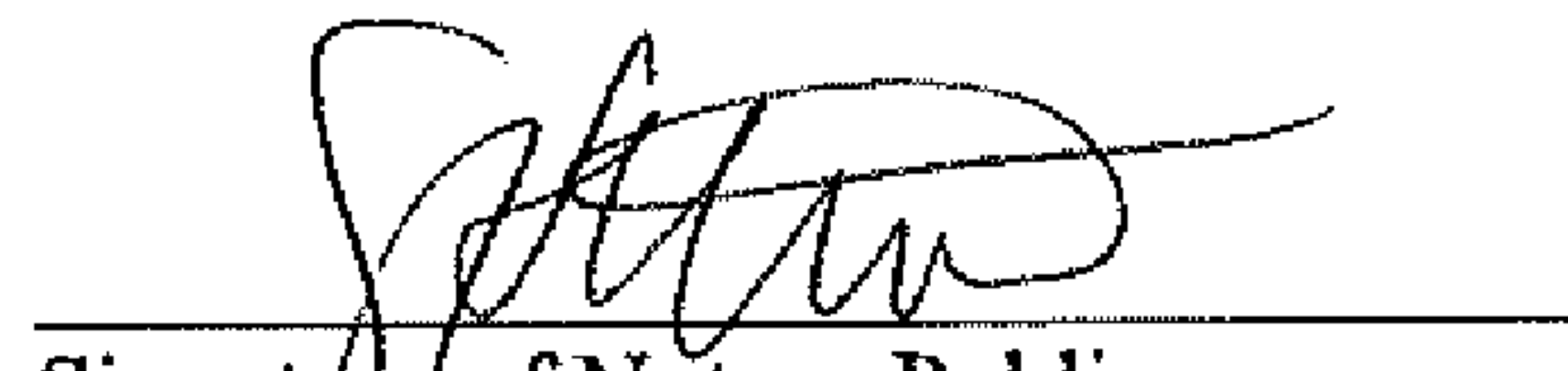
By: 
Marylene R. Garcia, Individually and as Trustee

First Witness Address: 9020 58th Dr E. Ste 103 Bradenton, FL 34202

Second Witness Address: 9020 58th Dr. E Ste 103, Bradenton, FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of September, 2026, by Eric M. Garcia and Marylene R. Garcia, Individually and as Trustees of The Garcia Family Trust dated August 19, 2003, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.


Signature of Notary Public



Print, Type/Stamp Name of Notary