

9/17/2026 4:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3546548

Doc Stamp-Deed: \$0.70

PREPARED BY AND RETURN TO:
ROBERT D. SCHWARTZ
ROBERT D. SCHWARTZ, P.A.
1901 S. Congress Avenue, Suite 215
Boynton Beach, Florida 33426
Telephone (561) 736-3440
Property Identification No.
0770130041

WARRANTY DEED

THIS WARRANTY DEED, executed on September 16, 2026, by JAMES HRABAK and GERTRUDE HRABAK, husband and wife, whose post office address is 117 Ortega Place, North Port, Florida 34287, Grantor, to JAMES G. HRABAK and GERTRUDE A. HRABAK, as Trustees of the JAMES G. HRABAK and GERTRUDE A. HRABAK Revocable Trust Agreement dated September 16, 2026, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 117 Ortega Place, North Port, Florida 34287, Grantee,

WITNESSETH, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Lots 11 & 12, Block 3, WARM MINERAL SPRINGS, Unit 78, according to the plat thereof, recorded in Plat Book 9, Pages 7 and 7A, of the Public Records of Sarasota County, Florida.

More commonly known as 117 Ortega Place, North Port, Florida 34287.

NOTE TO PROPERTY APPRAISER:

The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to a homestead exemption pursuant to the provisions of Florida Statute 196.041(2).

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

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

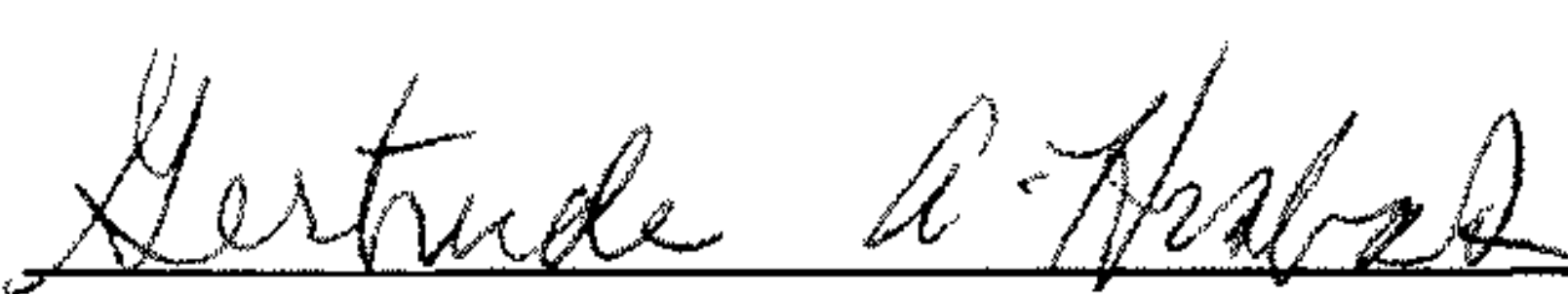
TO HAVE AND TO HOLD the same in fee simple forever.

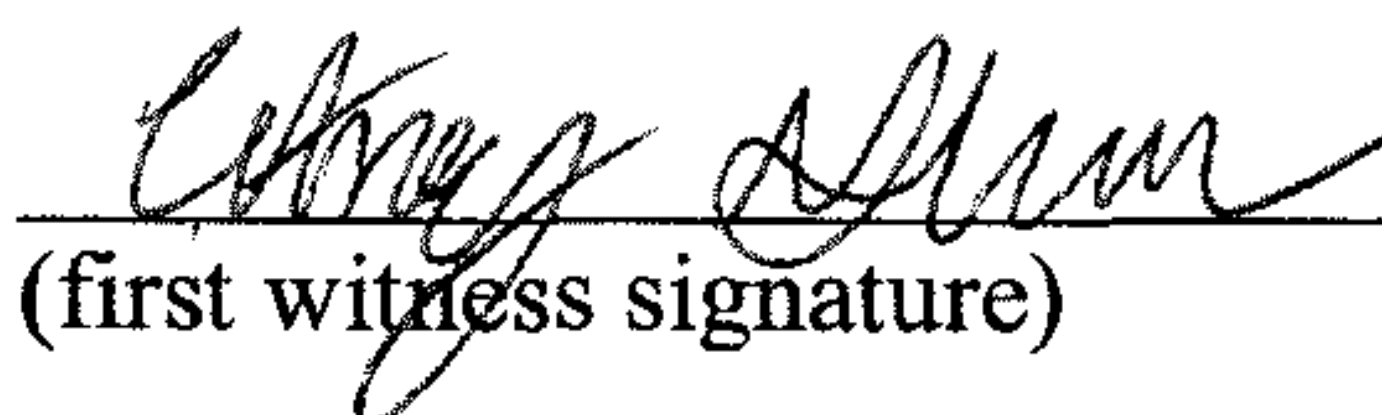
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing in the current year.

This Deed has been prepared without the benefit of title examination.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.
Signed, Sealed and Delivered in the presence of:


JAMES HRABAK


GERTRUDE HRABAK

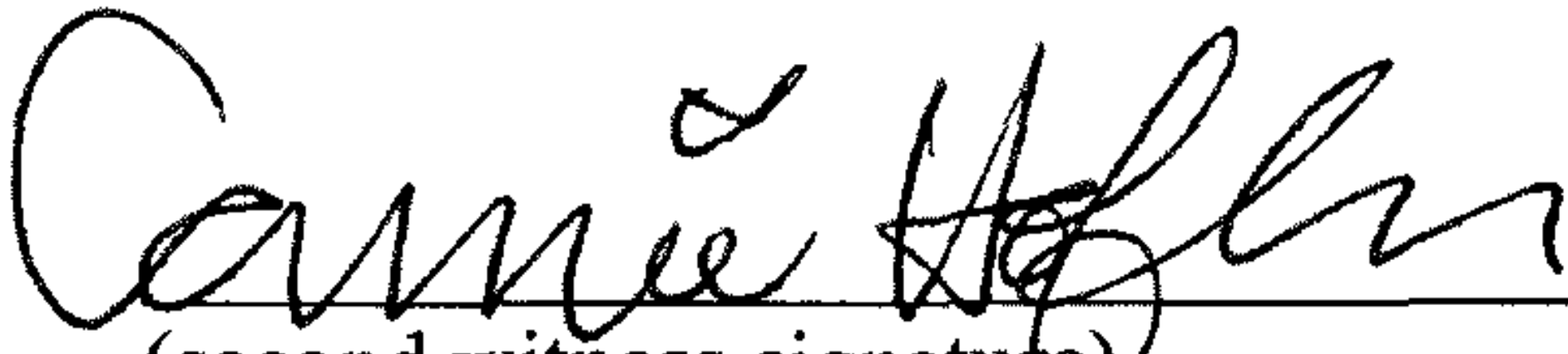

(first witness signature)

CORTNEY GLOVER

(first witness print name)

**18245 PAULSON DRIVE
PORT CHARLOTTE FL 33954**

(first witness address)


(second witness signature)

CONNIE HOFFNER

(second witness print name)

**18245 PAULSON DRIVE
PORT CHARLOTTE FL 33954**

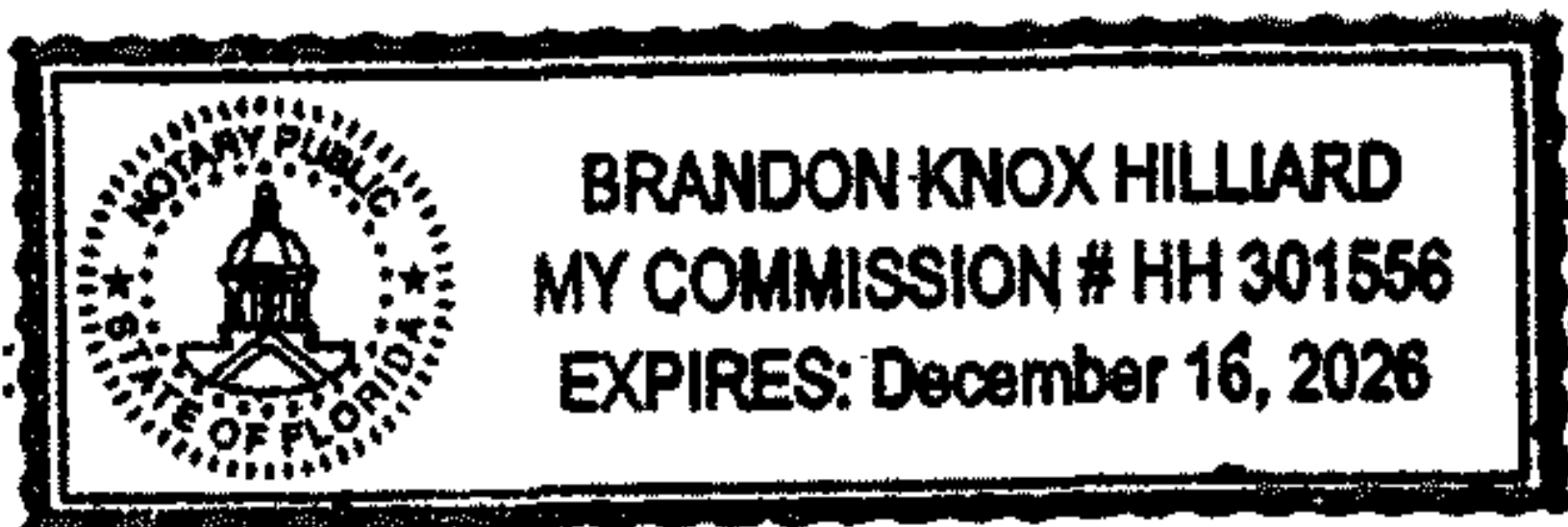
(second witness address)

State of Florida
County of Lee

I HEREBY CERTIFY that on this day, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by JAMES HRABAK and GERTRUDE HRABAK, who are ☐ personally known to me or who have ☒ produced driver's licenses as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, on September 16, 2026.

My commission expires:




NOTARY PUBLIC