

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026039159 2 PG(S)**

Consideration: \$320,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-47547-001

**3/26/2026 1:10 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE** Receipt # 3471802

Doc Stamp-Deed: \$2,240.00

Property Appraiser's Parcel ID No.: 0411061065

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of March, 2026, by and between **PETER TREMBLAY AND CAROLLEEN TREMBLAY, HUSBAND AND WIFE**, whose address is **8982 Orchid Reserve Circle Sebastian, FL 32958** (hereinafter "GRANTOR"), and **MARY M. MYERS AND JAMES A. MYERS, HUSBAND AND WIFE** whose address is **7914 Staysail Court, Lakewood Ranch, FL 34202** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 165, IRONWOOD VILLAGE, A LAND CONDOMINIUM, ACCORDING THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2010, PAGE 1912, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 27, PAGE 4, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) [Signature]
Printed Name Andrew Conaboy
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

[Signature]
Peter Tremblay
[Signature]
Carolleen Tremblay

(2) [Signature]
Printed Name Venera Romanenko
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of March, 2026, by Peter Tremblay and Carolleen Tremblay, who is/are personally known to me or who has/have produced Driver License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

