

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026039282 2 PG(S)**

CONSIDERATION: \$370,000.00  
DOC TAX: \$2,590.00  
RECORD: \$23.25

Prepared by and return to:  
Richard C. Lawrence, Esq.  
Lawrence Advisory, PLLC  
1800 2nd Street, Suite 888  
Sarasota, FL 34236

**3/26/2026 2:20 PM**  
**KAREN E. RUSHING**  
**CLERK OF THE CIRCUIT COURT**  
**SARASOTA COUNTY, FLORIDA**  
**SIMPLIFILE** Receipt # 3471899

**Doc Stamp-Deed: \$2,590.00**

FILE #: SRQ26-3157  
PID #: 0399-07-0152 (For Informational Purposes Only)

**WARRANTY DEED**

**THIS INDENTURE**, dated effective March 26, 2026, is made by and between KAREN ANN OPAR, an unmarried widow, hereinafter referred to as Grantor, whose post office address is 387 Ibiza Loop, Venice, FL 34292 and CHARLES W. PRITCHARD JR. and SANDRA E. PRITCHARD, husband and wife, hereinafter referred to as Grantee, whose post office address is 10044 Evergreen Ave., Columbia, MD 21046.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 152, PALENCIA, according to the plat thereof as recorded in Plat Book 55, Page 160, Public Records of Sarasota County, Florida;

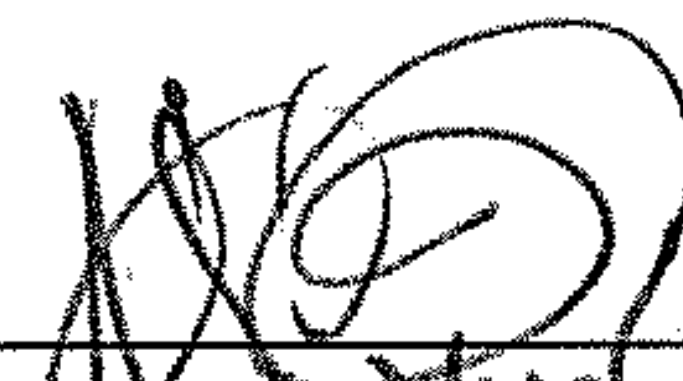
Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year;

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

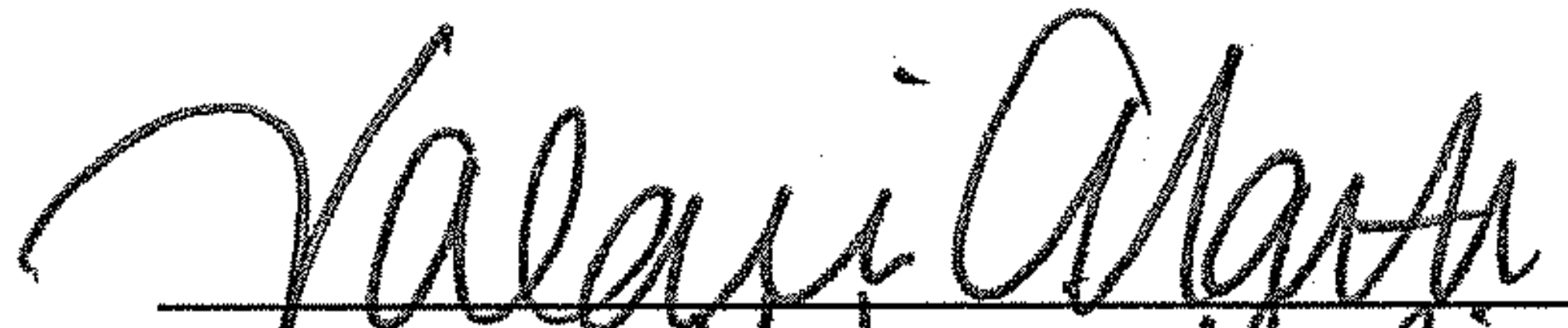
[Signature page follows.]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on the date above written.

WITNESSES:

  
\_\_\_\_\_  
Print Name: Yushiel Santos  
Address:  
1800 2nd Street, Suite 888  
Sarasota, FL 34236

  
\_\_\_\_\_  
KAREN ANN OPAR

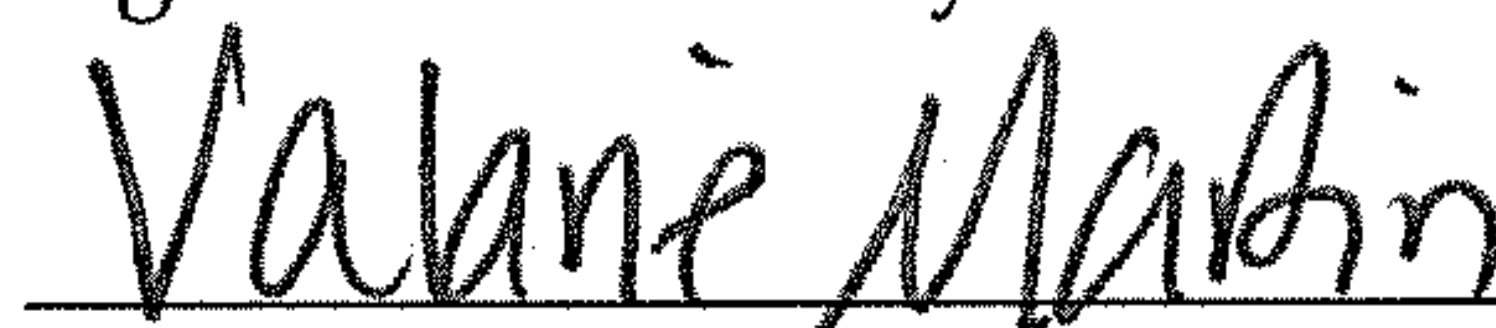
  
\_\_\_\_\_  
Print Name: Valarie Martin  
Address:  
1800 2nd Street, Suite 888  
Sarasota, FL 34236

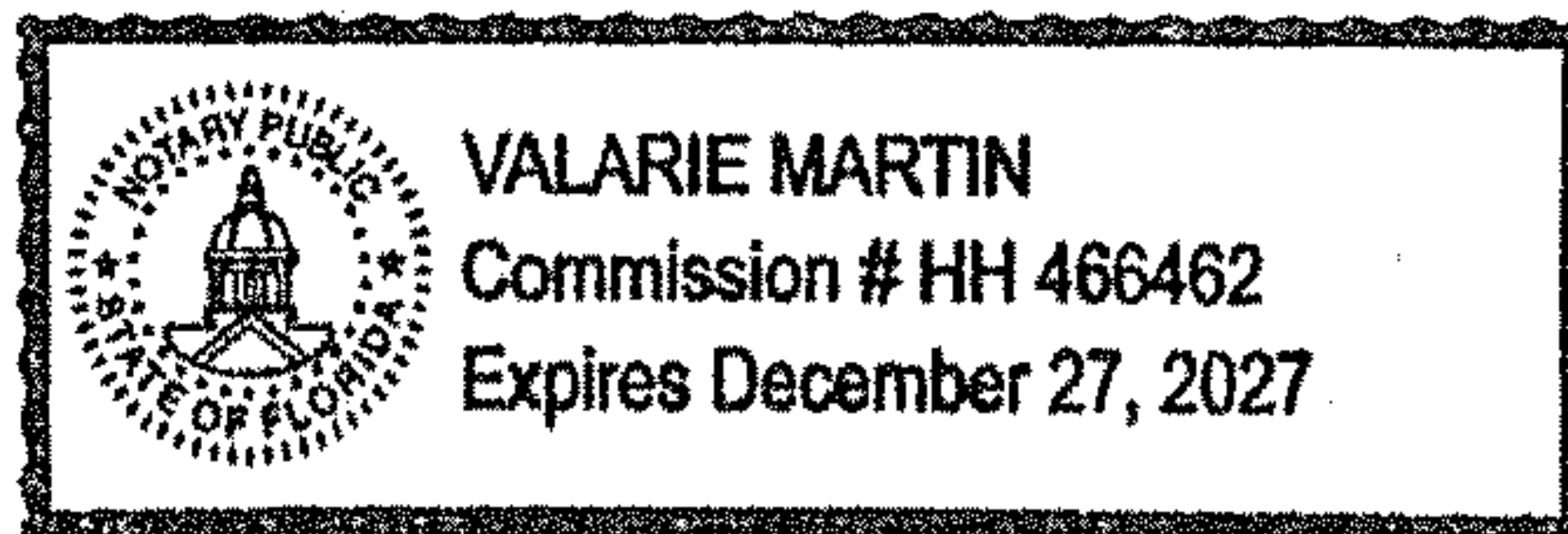
STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 20th day of March, 2026 by KAREN ANN OPAR, who is personally known to me or who has produced FL DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

  
\_\_\_\_\_  
Signature of Notary Public

(Notary Seal)

  
\_\_\_\_\_  
Print Name of Notary Public



I am a Notary Public of the State of Florida  
and my commission expires on 12/27/2027.