

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026040223 2 PG(S)**

**3/27/2026 3:56 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3472753

**Doc Stamp-Deed: \$12,250.00**

Prepared By and  
When Recorded Return to:

**SHUMAKER**

Shumaker, Loop & Kendrick, LLP  
P.O. Box 49948  
Sarasota, FL 34230-6948  
Phone: (941) 366-6660  
Attention: **Jan W. Pitchford, Esq.**  
Our File Number: 331280-418539

Consideration: \$1,750,000.00

Doc Stamps: \$12,250.00

Recording Fee: \$18.50

**WARRANTY DEED**

This Warranty Deed is made effective this 27<sup>th</sup> day of March, 2026, by Virginia A. Campbell, an unmarried widow ("Grantor") to Sharon Broadway, and Carey Mckenzie, as joint tenants with full rights of survivorship, whose post office address is 1504 South Orange Avenue, Sarasota, FL 34239 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 74, HARBOR ACRES, as per plat thereof recorded in Plat Book 4, Page 55 and 55A, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 2037060004.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor does hereby certify that the above-described property does not now and has never in the past constituted Grantor's homestead.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness#1 Sign: Jan W. Pitchford  
Witness#1 Print: Jan W. Pitchford  
Witness #1 Address: 240 S. Pineapple Ave.  
Sarasota FL 34236

Virginia A. Campbell  
Virginia A. Campbell  
Address: 643 Hemlock Trail  
Canton, GA 30114

Witness#2 Sign: [Signature]  
Witness#2 Print: Jeannette Herron  
Witness #2 Address: P.O. Box 49948  
Sarasota, FL 34230

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 17<sup>th</sup> day of March, 2026, by Virginia A. Campbell.



[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Personally Known \_\_\_\_\_ (OR) Produced Identification   
Type of identification produced FDL