

3/27/2026 4:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472852

Prepared by/ Return to:
Laurie Cooper
Magnolia Title Company
2075 Fruitville Road, Suite 100, Sarasota, FL 34237
60100217

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$4,095.00

Property Appraisers Parcel I.D. (Folio) Number(s): 2027144002

WARRANTY DEED

This Warranty Deed Made the 27th day of March, 2026, by Anne Marie Fealey, a single woman, hereinafter called the grantor, whose post office address is: 1414 S Bay Shore Drive, Milton, DE 19968 to Kristin Coyner, a single woman, whose post office address is: 1542 Oak Street, Unit 2, Sarasota, FL 34236, Fairfax, VA 22033, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$585,000.00 (FIVE HUNDRED EIGHTY FIVE THOUSAND AND 00/100) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in SARASOTA County, Florida, viz:

Unit 2, of BURNS COURT ENCLAVE, A CONDOMINIUM, F/K/A LANA CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Instrument No. 2005189181, and amendments thereto, and as per Plat thereof recorded in Condominium Book 38, Page 11, all of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

TOGETHER with all the 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; that the grantor hereby fully warrants the title to 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 subsequent to December 31, 2025, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness 1 Signature: [Signature] Anne Marie Fealey
Printed Name: Sarah L. Duff
Post Office Address: 2075 Fruitville Rd.
Sarasota, FL 34237

Witness 2 Signature: [Signature]
Printed Name: Nicky Warner
Post Office Address: 2075 Fruitville Rd.
Sarasota, FL 34237

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27 day of March, 2026 by Anne Marie Fealey, a single woman, who has/have produced Divers license as identification.

[Signature] My Commission Expires: _____ (SEAL)
Notary Public Signature
Printed Name:
 Online Notary (Check Box if acknowledgment done by Online Notarization)

