

Rec-18.50  
Doc-913.50

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026041649 2 PG(S)

3/31/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473934

**Prepared by and Return To:**

Terri Reese  
Fidelity National Title of Florida, Inc.  
189 Center Road  
Venice, FL 34285

**Order No.:** FTPA26-157468

**Doc Stamp-Deed: \$913.50**

APN/Parcel ID(s): 0789014082

**WARRANTY DEED**

THIS WARRANTY DEED dated March 31, 2026, by John L. Detwiler and Donna J. Detwiler, husband and wife, hereinafter called the grantor, to Robert Near and Deborah Near, husband and wife, whose post office address is 3495 E Stirrup Dr. SE, Caledonia, MI 49316, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Unit 532 of Harbor Isles Condominium, Section IV, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1363, Page(s) 1210, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

**WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

TWO DIFFERENT WITNESSES REQUIRED  
SIGN AND PRINT YOUR NAME

*Barbara Hyk*  
Witness Signature #1

Barbara Hyk  
Print Name

Address: 533 Amberjack Dr  
North Port, FL

*John L. Detwiler*  
John L. Detwiler

*Donna J. Detwiler*  
Donna J. Detwiler

Address: 532 Amberjack Dr  
North Port, FL 34287

*Peter West*  
Witness Signature #2

PETER WEST  
Print Name

Address: 724 SHANROCK BLVD  
VENICE, FL

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24th day of March, 2026, by John L. Detwiler and Donna J. Detwiler, to me known to be the person(s) described in or who has produced FLDL# FLID as identification and who executed the foregoing instrument and they acknowledged that they executed the same.

*Peter West*  
Name: PETER WEST  
Notary Public in and for the State of FLORIDA  
My Commission Expires: 9-20-2027

Seal



**PETER R WEST**  
Notary Public  
State of Florida  
Comm# 11446675  
Expires 9/20/2027