

Prepared by and return to:
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File No 2692-26COAST-FL

3/31/2026 2:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3473981

Parcel Identification No 0851111027

Doc Stamp-Deed: \$2,029.30

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **31st day of March, 2026** between **VIRGINIA O'HARROW, a widow**, whose post office address is **7374 SAN CASA DR, #1113, ENGLEWOOD, FL 34224**, of the County of CHARLOTTE, State of Florida, Grantor, to **MENETTE BERNICE COE and MARTIN MATHEW COE, wife and husband**, whose post office address is **8071 Prestonwood Court, Flushing, MI 48433**, of the County of Genesee, State of Michigan, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 100, The Lakes At Park Forest, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2075, Page 2406, and according to the plat thereof recorded in Condominium Plat Book 27, Pages 29, 29A through 29F, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 7374 SAN CASA DR, #1113, ENGLEWOOD, FL 34224.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2027 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Kathy Damewood
WITNESS #1 SIGNATURE

Virginia O'Harrow
VIRGINIA O'HARROW

Kathy Damewood
WITNESS #1 PRINTED NAME

2230 S. McCall Rd Englewood FL 34224
WITNESS #1 ADDRESS

Petra Adamson
WITNESS #2 SIGNATURE

Petra Adamson
WITNESS #2 PRINTED NAME

8300 W. Hshire Dr Port Charlotte FL 33981
WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27
day of Mar, 2026, by VIRGINIA O'HARROW, who is/are personally known to me or who has/have produced
DL as identification.

Petra Adamson
Signature of Notary Public

Print, Type/Stamp Name of Notary

