

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041945 2 PG(S)

3/31/2026 4:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474163

CONSIDERATION: \$207,000.00

DOC TAX: \$1,449.00

RECORD: \$18.52

PARCEL ID NO.: 2021-06-1064

Doc Stamp-Deed: \$1,449.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Peter T. Currin, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 31st day of March 2026, by and between MICHELA JEAN DANIELS HAWKINS, an unmarried woman, hereinafter referred to as Grantor, whose post office address is PO Box 50081, Sarasota, Florida 34232, and MATTHEW ANDREW BRENNAN and EVA MARZENA BRENNAN, husband and wife, hereinafter referred to as Grantee, whose post office address is 5287 Woodhaven Drive, Burlington, Ontario L7L3T6, Canada.

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

Unit 64, GLEN OAKS RIDGE CONDOMINIUM VILLAS, SECTION ONE, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 979, Page 1209, and all exhibits and amendments thereof, and recorded in Condominium Book 6, Page 14, 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.

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

WITNESSES:

Robert L. Anderson Jr.
Witness Name: Robert L. Anderson Jr.

Michela Jean Daniels Hawkins
MICHELA JEAN DANIELS HAWKINS

Witness Address: 3816 Prairie Dunes Dr.
Sarasota, FL 34238

Peter T. Currin
Witness Name: Peter T. Currin

Witness Address: 50 Central Av
8th St Sarasota FL 34236

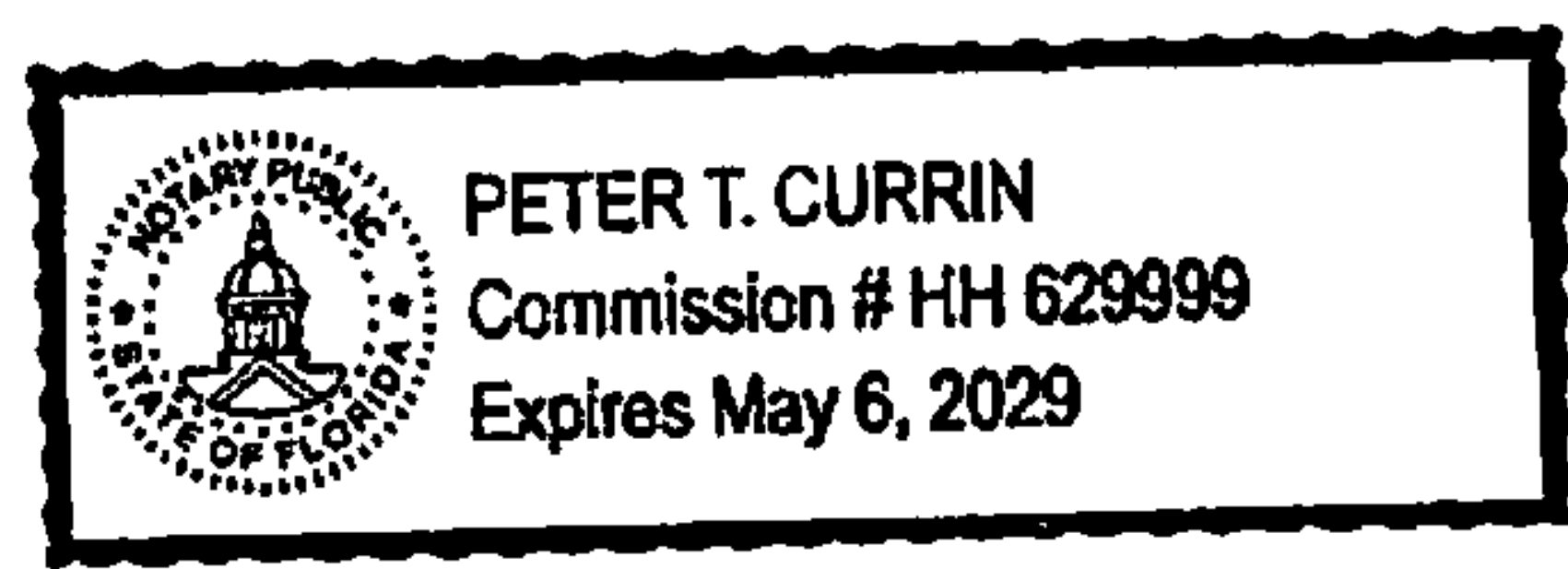
STATE OF FL
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30 day of March 2026 by MICHELA JEAN DANIELS HAWKINS, 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.

Peter T. Currin
Signature of Notary Public

(Notary Seal)

Print Name of Notary Public



I am a Notary Public of the State of _____, and my commission expires on _____.