

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026042346 2 PG(S)**

4/1/2026 12:24 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3474501

Prepared by and return to:

Sara Huddleston

Emerald Title

1605 Main Street

1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6098

**Doc Stamp-Deed: \$2,513.00**

Purchase Price: \$359,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$2,513.00

Parcel Identification No.: 0088133015

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**WARRANTY DEED**

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

**THIS INDENTURE** made this **1st day of April, 2026**, between **Elmar Greif and Erika Greif, husband and wife**, whose post office address is **Alte Landstrasse 116b, Au, FL 8804**, Grantors, to **Allen Fishman and Pamela Marie Sullivan-Fishman, husband and wife**, whose post office address is **146 West Grand Avenue, 66, Old Orchard Beach, ME 04064**, Grantees:

**WITNESSETH**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 5569, ASHTON LAKES, NO. 4, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2261, PAGES 116, ET SEQ., AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 29, PAGES 14, 14A-14D, AND AMENDMENTS THERETO OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantees that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantors have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Angela Hofmann

Printed Name: \_\_\_\_\_

P.O. Address: Angela Hofmann

5594 Ashton Lake Dr., Sarasota

Elmer Greif

Elmar Greif

Erika Greif

Erika Greif

WITNESSES #2:

Luz Batista

Printed Name: Luz Batista

P.O. Address: \_\_\_\_\_

P.O. Box 1205, Chesapeake VA 23327

STATE OF Virginia  
COUNTY OF Virginia Beach City

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (  ) online notarization, this 30 day of March, 2026, by Elmar Greif and Erika Greif, ( ) who is/are personally known to me or (  ) who has/have produced Passport as identification.

Luz Batista  
Signature of Notary Public

Luz Batista  
Print, Type/Stamp Name of Notary

