

4/1/2026 1:12 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3474563

Doc Stamp-Deed: \$1,907.50



Prepared by and Return to:

Terri Wesley  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750126-01784

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### **This Warranty Deed**

Made this 31st day of March, 2026 by Christopher James Fahrney, A Married Man, hereinafter called the Grantor, to Anchor Adventures Holdings LLC, a Florida Limited Liability Company, whose post office address is: 8730 Misty Creek Drive, Sarasota, FL 34241, hereinafter called the Grantee:

(Whenever used herein the term "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 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 that certain land situated in Sarasota County, Florida, viz:

**Lot 531, Unit No. 5 BRENTWOOD ESTATES SUBDIVISION, according to the plat thereof, recorded in Plat Book 26, Page(s) 49 and 49A, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0063080038**

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Incident to the issuance of title insurance.  
WARRANTYDBED  
REV. 9/18/2023  
LS

Signed, sealed and delivered in our presence:

[Signature]  
Witness: (Signature)

Printed Name JoAnn McManus

8181 B Tamiami Trl #B  
Address

Sarasota FL 34231  
City, State, Zip

[Signature]  
Christopher James Fahrney

4316c Wilkinson Rd  
Sarasota, FL 34233

[Signature]  
Witness: (Signature)

Printed Name Dixie Roth

8181 S Tamiami Trl #B  
Address

Sarasota FL 34231  
City, State, Zip

State of Florida (FL) Sarasota  
County of ~~Manatee~~

\* 27th  
@

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 27st day of March, 2026, by Christopher James Fahrney,, who: [] is personally known to me or [] produced DR LIC as identification.

[Signature]  
NOTARY PUBLIC (signature)

Print Name: ~~Terri Wesley~~ Dixie Roth  
My Commission Expires: 02/28  
Stamp/Seal:

