

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042807 2 PG(S)

4/1/2026 3:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474854

CONSIDERATION: \$2,250,000.00

DOC TAX: \$ 15,750.00

RECORD: \$18.50

PARCEL ID NO.: 2017-15-5007

Doc Stamp-Deed: \$15,750.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Nicole F. Cromie, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 1st day of April 2026, by and between **DAVID A. RAYNER and WENDY H. O'NEILL, husband and wife**, hereinafter referred to as Grantor, whose post office address is 435 L Ambiance Drive, J603, Longboat Key, FL 34228, and **ELIZA GALE RACANELLI, a married woman**, hereinafter referred to as Grantee, whose post office address is 2050 Benjamin Franklin Drive, #A601, Sarasota, FL 34236.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them 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 A 601, ORCHID BEACH CLUB RESIDENCES, a Condominium, according to The Declaration of Condominium recorded in the Official Records as Instrument Number 2005187511, and all exhibits and amendments thereof, and recorded in Condominium Book 38, Page 10, as amended, 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 (as to both):

[Signature]

Witness Name: Sarah E. Ferlazzo
50 Central Avenue
8th Floor
Sarasota, FL 34236

[Signature]

DAVID A. RAYNER
[Signature]
WENDY H. O'NEILL

[Signature]

Witness Name: Moniah Taliaferro
Witness Address: 50 Central Ave Ste. 110, Sarasota FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1 day of April 2026 by DAVID A. RAYNER and WENDY H. O'NEILL, who are personally known to me or who have produced FL DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature]

Signature of Notary Public

(Notary Seal)

Sarah Ferlazzo

Print Name of Notary Public



I am a Notary Public of the State of Florida, and my commission expires on 11/13/29.