

4/2/2026 3:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475407

Consideration: \$350,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47782-001

Doc Stamp-Deed: \$2,450.00

Property Appraiser's Parcel ID No.: 0135-11-6032

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of April, 2026, by and between **BRIAN HUGH GALLAGHER AND KIANA GALLAGHER F/K/A KIANA HOLIHAN, HUSBAND AND WIFE**, whose address is **723 GUERNSEY ST, Orlando, FL 32804** (hereinafter "GRANTOR"), and **JOHN LOUIS MEHLTRETTER AND PATRICIA MEHLTRETTER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **6145 McKinley Parkway, Unit 14, Hamburg, NY 14075** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 1622, BUILDING 1600, STONEYBROOK VERANDA GREENS CONDOMINIUM I, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 2839, PAGE 1750, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 31, PAGES 27, 27A, 27B, AS AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 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 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Ramph Lewis
P.O. Address 4551 Cambium Ct
Orlando FL 32818

(2) [Signature]
Printed Name Jamiece Kilpatrick
P.O. Address 4551 Cambium Ct
Orlando, FL 32818

GRANTOR:

[Signature]
Brian Hugh Gallagher
[Signature] F/K/A [Signature]
Kiana Gallagher F/K/A Kiana Holihan

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of March, 2026, by Brian Hugh Gallagher and **Kiana Gallagher F/K/A Kiana Holihan**, who is/are personally known to me or who has/have produced driver license as identification.

[Signature]
Signature of Notary Public
Jamiece Kilpatrick
Print, Type/Stamp Name of Notary

