

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7338-8177
Purchase Price: \$820,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044952 2 PG(S)

4/6/2026 4:58 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3476599

Doc Stamp-Deed: \$5,740.00

GENERAL WARRANTY DEED

Made this April 6, 2026 A.D. By **Brett McDowell and Sandra McDowell, husband and wife**, whose post office address is: 1690 Arlington Street, Sarasota, Florida 34239, hereinafter called the Grantor, to **Maryellen Torres, a married woman**, whose post office address is: 226 Golden Gate Point, Unit 34, Sarasota, Florida 34236, 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)

Witneseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, viz:

**UNIT 34, HARBOR HOUSE WEST, A CONDOMINIUM, ACCORDING TO THE
DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 792,
PAGE 23, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN
CONDOMINIUM BOOK 3, PAGE 22, PUBLIC RECORDS OF SARASOTA COUNTY,
FLORIDA.**

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2026 and all subsequent years.

Parcel ID Number: **2010091010**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 or contiguous thereto.

To Have and to Hold, the same in fee simple forever.

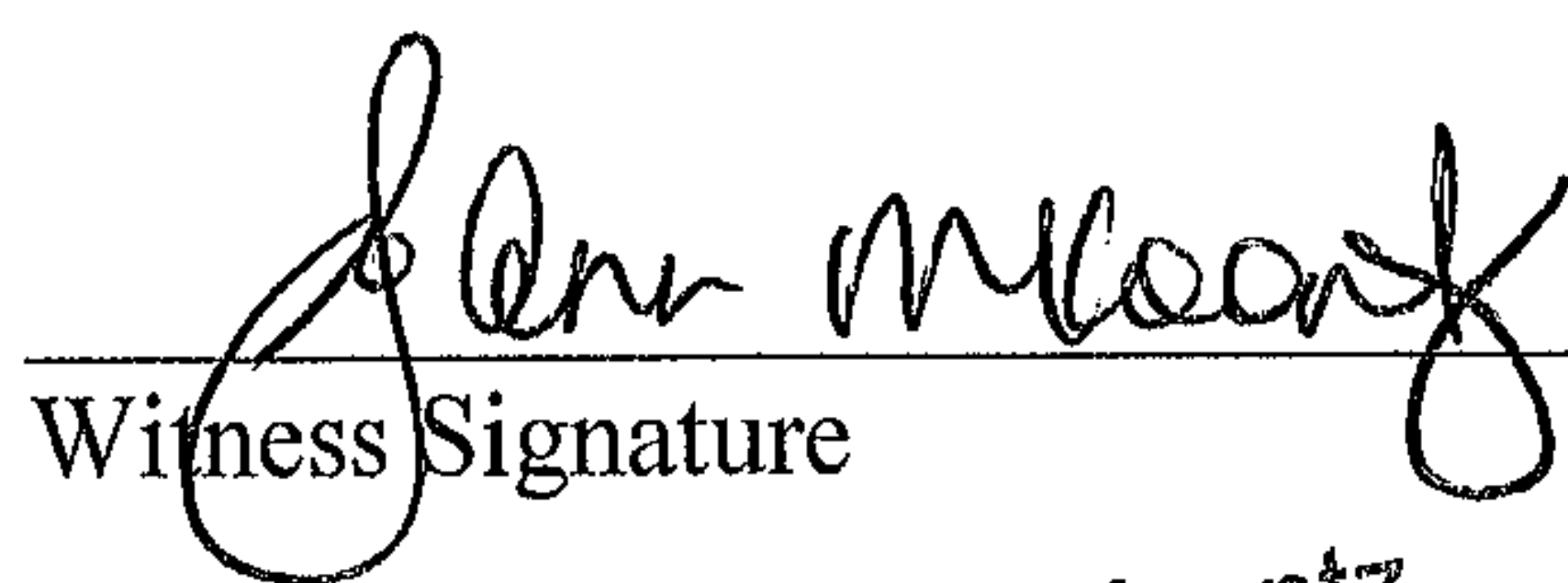
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in our presence:

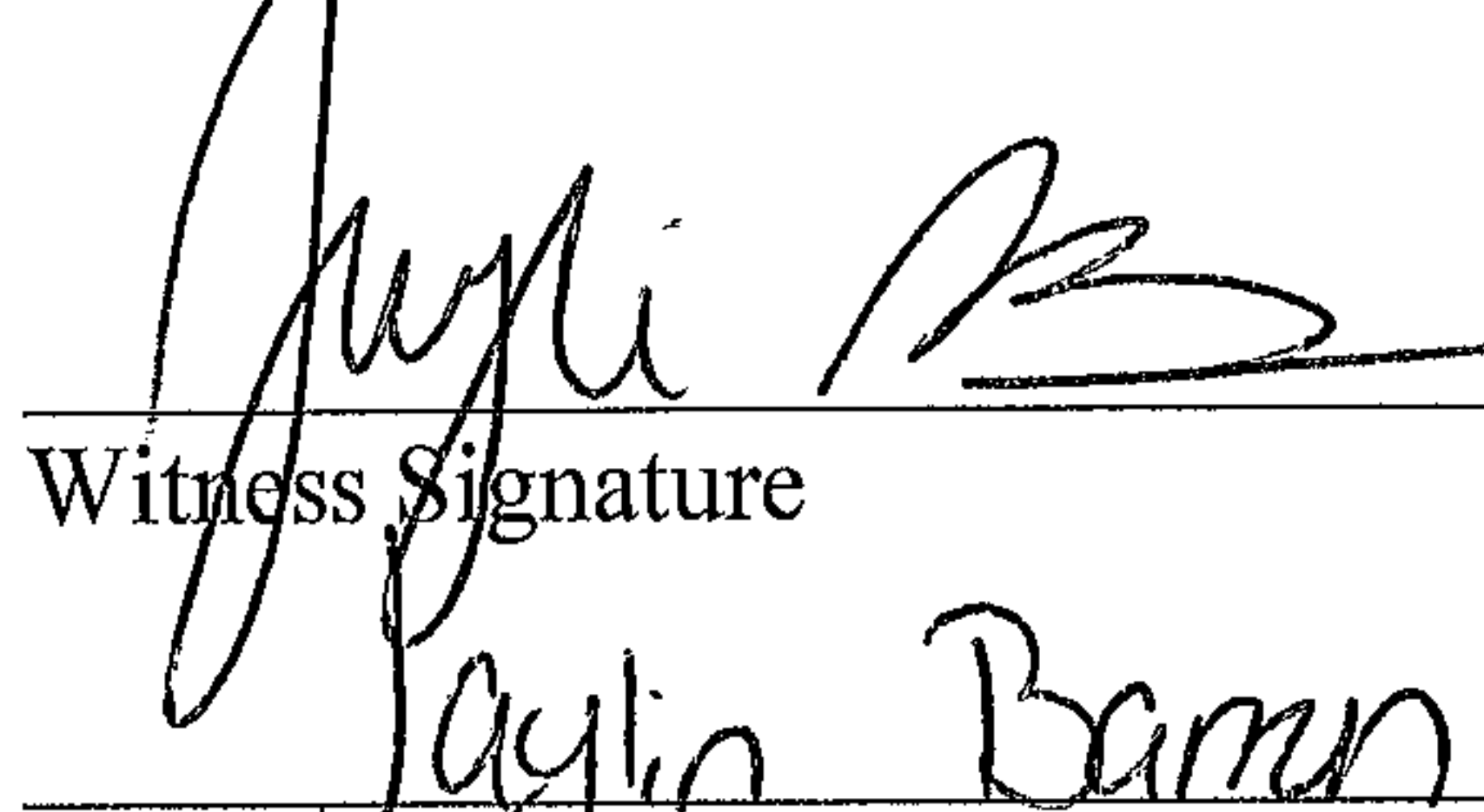

Witness Signature

Jo Ann M. Koontz

Witness Printed Name

1613 Fruitville Rd
Sarasota, FL 34236

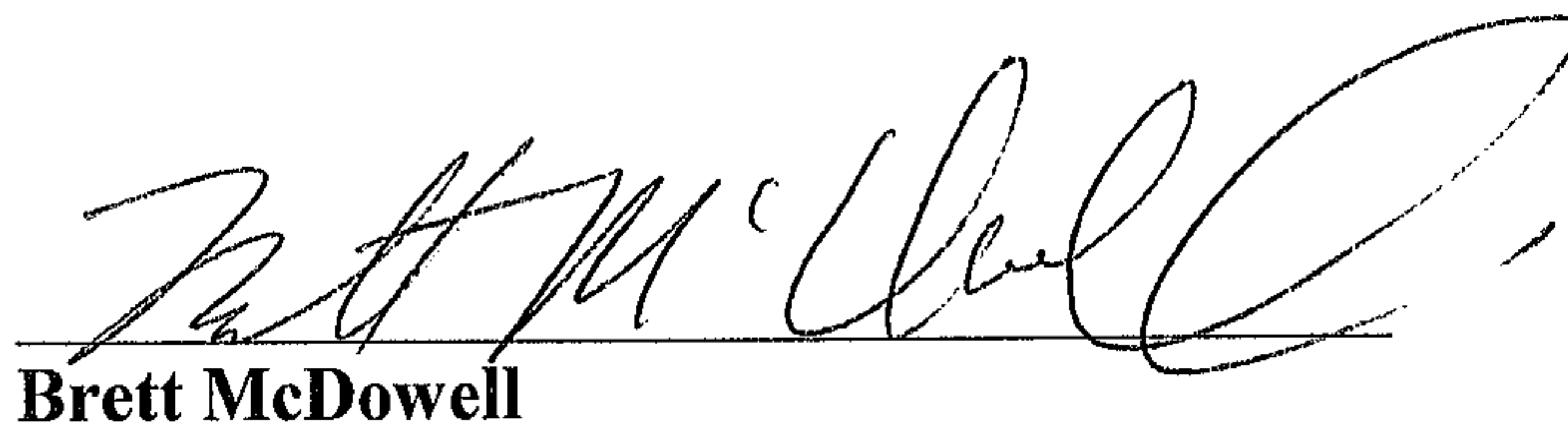
Witness Address

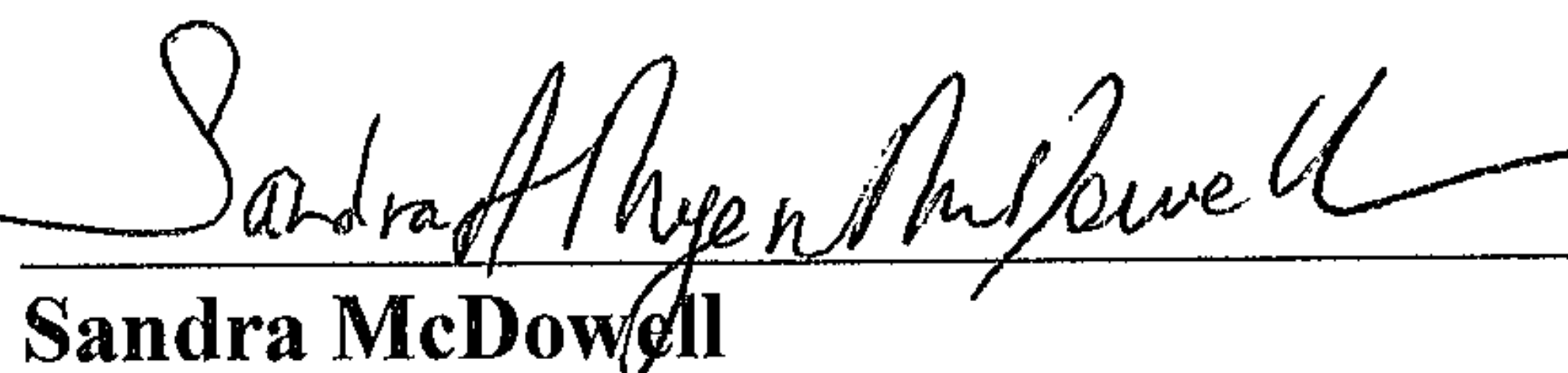

Witness Signature

Witness Printed Name

1613 Fruitville Rd
Sarasota FL 34236

Witness Address


Brett McDowell

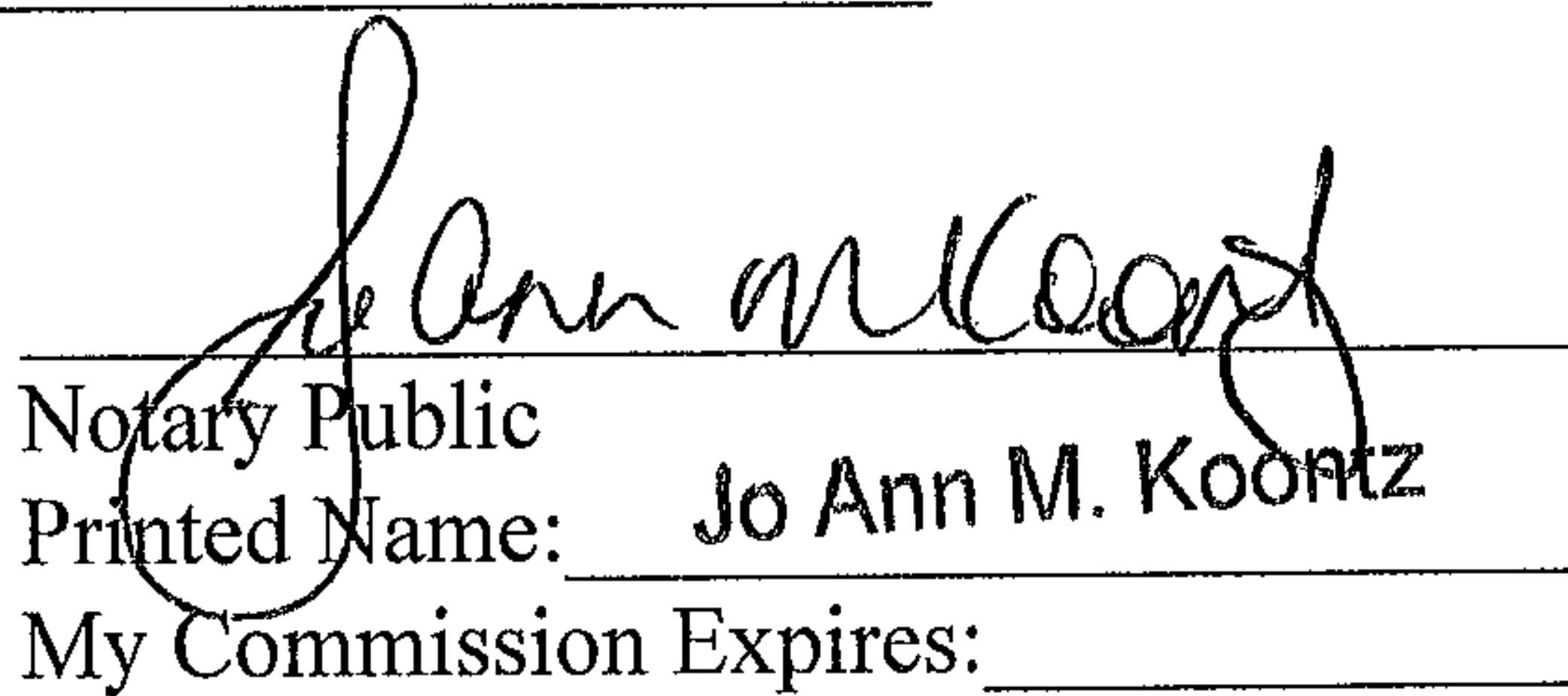

Sandra McDowell

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 2nd day of April, 2026, by Brett McDowell and Sandra McDowell, husband and wife, who are personally known to me or who have produced FL DL as identification.



JO ANN M KOONTZ
Notary Public
State of Florida
Comm# HH463836
Expires 12/19/2027


Notary Public
Printed Name: Jo Ann M. Koontz
My Commission Expires: _____