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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479748

Prepared By:

Christopher J. Thornton, Esquire

Thornton Law Firm, PLLC

100 Aviation Drive S, Suite 106

Naples, FL 34104

(239) 649-4900

File Number: 9236.003

Doc Stamp-Deed: \$2,485.00

Parcel Identification No. 0854060017

Consideration: \$355,000.00

Doc Stamps: \$2,485.00

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Warranty Deed

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

THIS INDENTURE made this 13 day of April, 2026 between **Harvey St., LLC, a Florida limited liability company** whose post office address is 3540 Pine Ridge Rd #3, Naples, FL 34109, grantor*, and **Randy Long, a single person**, whose post office address is 655 Harvey Street, Englewood, FL 34223, grantee*,

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 17, Deer Creek Woods, according to the Plat thereof, recorded in Plat Book 25, Page(s) 3 and 3A, of the Public Records of Sarasota County, Florida.

Subject to the following: (a) ad valorem and non ad valorem real property taxes for the year 2026 and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) restrictions, reservations and easements common to the subdivision.

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 said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Grantor warrants that at the time of this conveyance the subject property is not the grantor's Florida homestead. No member of grantor's family resides at the subject property; and the subject property is not contiguous to the property resided on by grantor or a member of his family.

* "grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Harvey St., LLC, a Florida limited liability company

Alicia B. Tessier

Witness #1

Printed Name: Alicia B. Tessier

P.O. Address: 100 Aviation Dr S
Naples FL 34104

By: *John D. Garbo*
John D. Garbo

Alicia M. Rosa

Witness #2

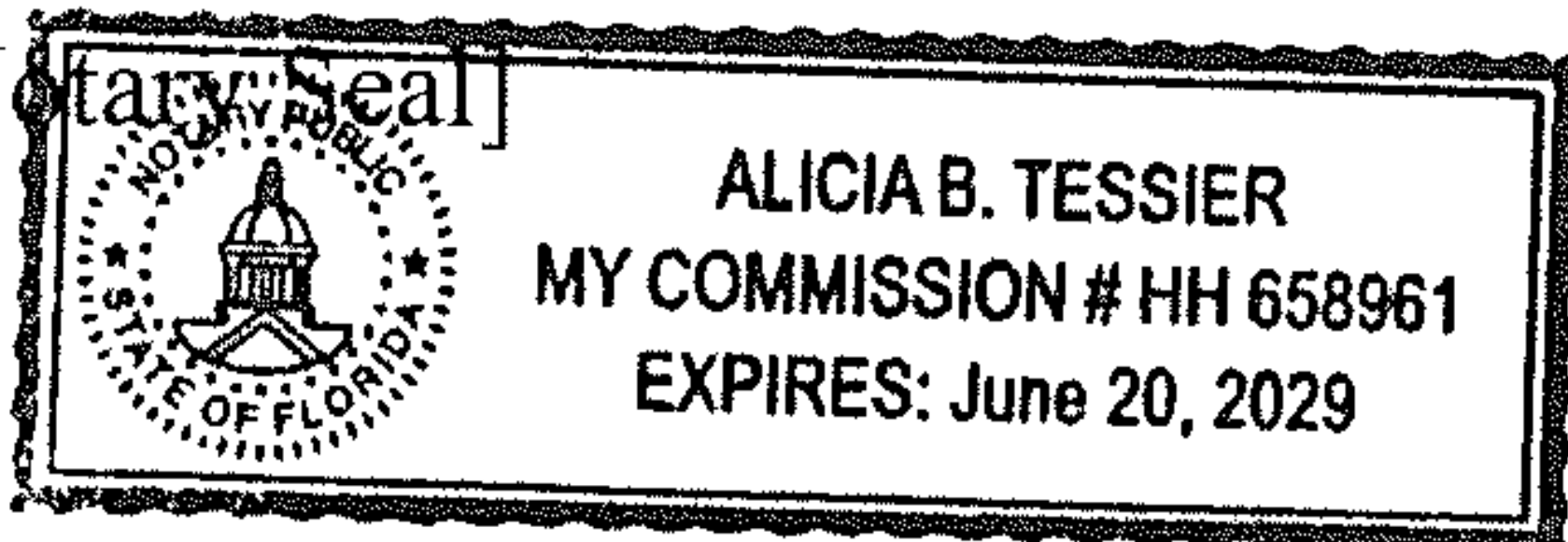
Printed Name: Alicia M. Rosa

P.O. Address: 100 Aviation Dr S
Naples, FL 34104

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of April, 2026 by John D. Garbo as Manager of Harvey St., LLC, a Florida limited liability company, on behalf of the company, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Alicia B. Tessier
Notary Public

Printed Name: Alicia B. Tessier

My Commission Expires: _____