

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049884 2 PG(S)**

4/15/2026 4:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480952

Doc Stamp-Deed: \$3,850.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-304
Parcel ID: 0119120027
Consideration: \$550,000.00

Warranty Deed

Know All Men By These Presents that, **Patricia A. McArdle, a single woman, and Tappan K. Naag, a single man**, (henceforth referred to as "Grantor") of **29 Lakeshore Drive, Lewes, DE 19958**, for consideration paid, grant to **Brian Derrivan and Lenora Marie Derrivan, husband and wife**, (henceforth referred to as "Grantee") of **7 Patriot Lane, Unit 20, Georgetown, MA 01833**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 27, Parcel F-1, **TURTLE ROCK, UNIT 3**, according to the Plat thereof, as recorded in Plat Book 37, Pages 40, 40A through 40E, inclusive, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, except taxes accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 15th day of April, 2026

Brent A. Miller

Witness #1 Signature

Brent A. Miller

Witness #1 Printed Name

P.O. Address: 24547 Lagger Ave
Lewes Del. 19958

John A. McCommey

Witness #2 Signature

John A. McCommey

Witness #2 Printed Name

P.O. Address: 24 WAKESHORE DR
LEWES, DE. 19958

Patricia A. McArdle

Patricia A. McArdle

Tappan K. Naag

Tappan K. Naag

STATE OF DELAWARE
COUNTY OF SUSSEX

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 14TH day of April, 2026, by Patricia A McArdle and Tappan K Naag, () who is/are personally known to me or () who has/have produced DELAWARE DRIVER'S LICENSE as identification.

John Joseph Ewart
Signature of Notary Public

JOHN JOSEPH EWART
Print, Type/Stamp Name of Notary

JOHN JOSEPH EWART
Notary Public
State of Delaware
My Commission Expires On
January 30, 2028