

4/20/2026 1:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3482667

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260373

Parcel ID: **0494-01-0020**

Florida Documentary Stamps in the amount of **\$3,045.00** have been paid hereon.

Doc Stamp-Deed: **\$3,045.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **20th day of April, 2026** by
Brendan Edward Brown and Susan Lynn Brown, Husband and Wife,
whose post office address is 26875 Pavin Drive, Englewood, FL 34223,
herein called the Grantor, to

David R. Harrington and Bonnie L. Harrington, as Trustees of the Harrington Family Trust dated June 15, 2017*,

whose post office address is 228 Antilla Drive, Rotonda West, FL 33947,
hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 (**\$435,000.00**) 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, State of Florida, viz.:

Lot 457, BOCA ROYALE UNIT 16, according to the plat thereof, as recorded in Plat Book 52, page 191, of the Public Records of Sarasota County, Florida.

***Grantees hereby confer upon trustee the power and authority either to protect, conserve and to sell, or to lease, encumber or otherwise manage and dispose of the real property described herein and all powers without limitations provided for in Florida Statutes 689.**

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Kim Moulton

Signature

Kimberly A. Moulton

Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

Brendan E. Brown

Brendan Edward Brown

Susan Lynn Brown

Susan Lynn Brown

Witness #2:

Reckie Marile

Signature

RECKIE MARILE

Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of April, 2026, by Brendan Edward Brown and Susan Lynn Brown, who are personally known to me or who have produced Driver's License as identification.

Kim Moulton
Signature of Notary Public

