

4/20/2026 2:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482740

Doc Stamp-Deed: \$2,086.00

Prepared by and return to:

Stephen D. Rees, Jr., Esq.

Icard, Merrill, Cullis, Timm, Furen & Ginsburg, PA

8470 Enterprise Circle, 201

Lakewood Ranch, FL 34202

Consideration: 298,000.00

File No 82454-144897

Parcel Identification No 0042100079

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WARRANTY DEED

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

This indenture made the 17th day of April, 2026 between Cheri J. Ivarsson, a married woman, Grantor, to Eni Sharkaj, a single woman and Pranvera Sharkaj, a single woman, as Joint Tenants with Full Rights of Survivorship, whose post office address is 3218 Patton Street, Sarasota, FL 34235 Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 2, LOCKWOODS SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 27, Pages 42 and 42A, of the Public Records of Sarasota County, Florida.

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

(The undersigned spouse of the Grantor, Carl Lennart Ivarsson, joins in this Warranty Deed solely to release and relinquish any and all rights, title, interest and claim, including but not limited to homestead rights, which he may have in the property described herein.)

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Cheri J. Ivarsson
Cheri J. Ivarsson

Address: 5342 Clark Road, PMB 40548
Sarasota, FL 34233

Teresa Thurmond
WITNESS
PRINT NAME: Teresa Thurmond

9470 Enterprise Circle Ste 201
Bradenton FL 34202
WITNESS 1 ADDRESS

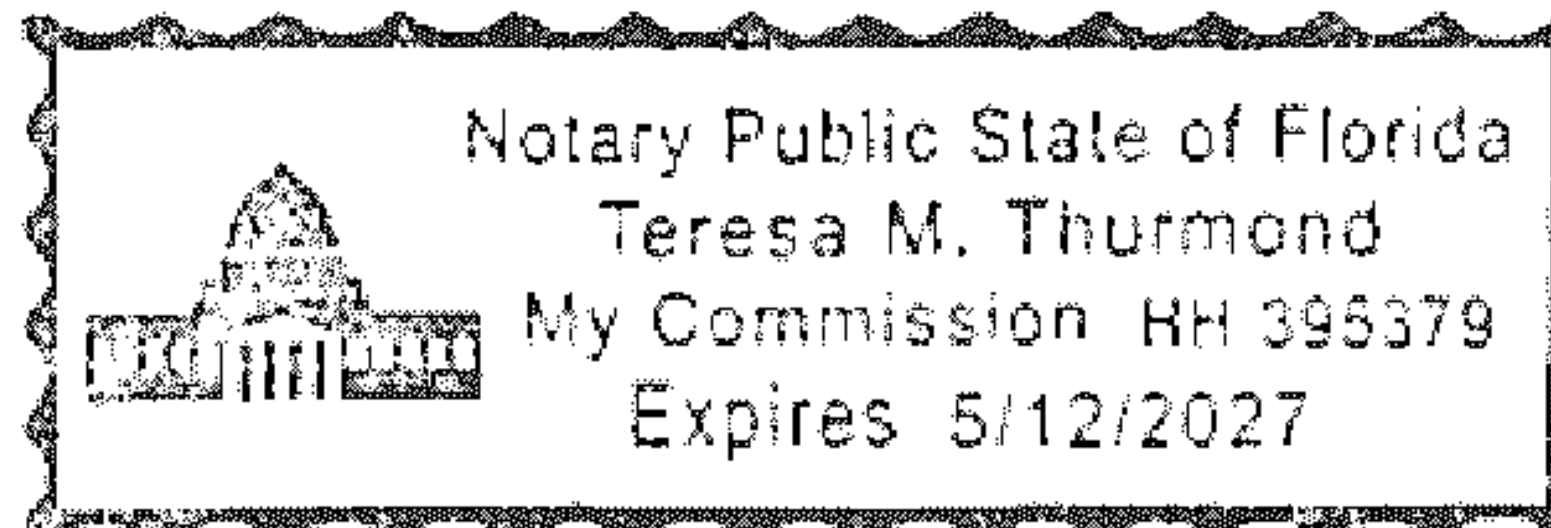
Deserae M. Howard
WITNESS
PRINT NAME: Deserae M. Howard

9470 Enterprise Circle Ste 201
Bradenton FL 34202
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of April, 2026, by Cheri J. Ivarsson, () who is/are personally known to me or who has/have produced Id as identification.

Teresa M. Thurmond
Signature of Notary Public



Print, Type/Stamp Name of Notary

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

Carl Lennart Ivarsson

WITNESS
PRINT NAME: Teresa Thurmond

8470 Enterprise Circle Ste 201
Bradenton FL 34202
WITNESS 1 ADDRESS

WITNESS
PRINT NAME: Deserae M Howard

8470 Enterprise Circle Ste 201
Bradenton FL 34202
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 3rd day of April, 2026, by Carl Lennart Ivarsson, () who is/are personally known to me or (x) who has/have produced M as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

