

4/22/2026 11:17 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483908

Doc Stamp-Deed: \$1,890.00

Consideration: \$270,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48557-001

Property Appraiser's Parcel ID No.: 0443-13-1084

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 21st day of April, 2026, by and between **MICHAEL V. PARR AND MAUREEN REIDY PARR, A/K/A MAUREEN D. PARR, F/K/A MAUREEN D. REIDY, HUSBAND AND WIFE**, whose address is **11656 Boundless Terrace, Venice, AK 34293** (hereinafter "GRANTOR"), and **TARA HIZON-CARTER AND RANDALL CARTER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **PO Box 3596, Lacey, WA 98509** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 268, MYRTLE TRACE AT THE PLANTATION, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOCK 1651, PAGE 608, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Victoria Miller Garris*
Printed Name Victoria Miller Garris
P.O. Address _____
1201 Pine Ave. Hopewell VA 23860

(2) *Lisa Svanda*
Printed Name Lisa Svanda
P.O. Address _____
8401 Turnberry Circle, Sarasota, FL 34241

GRANTOR:

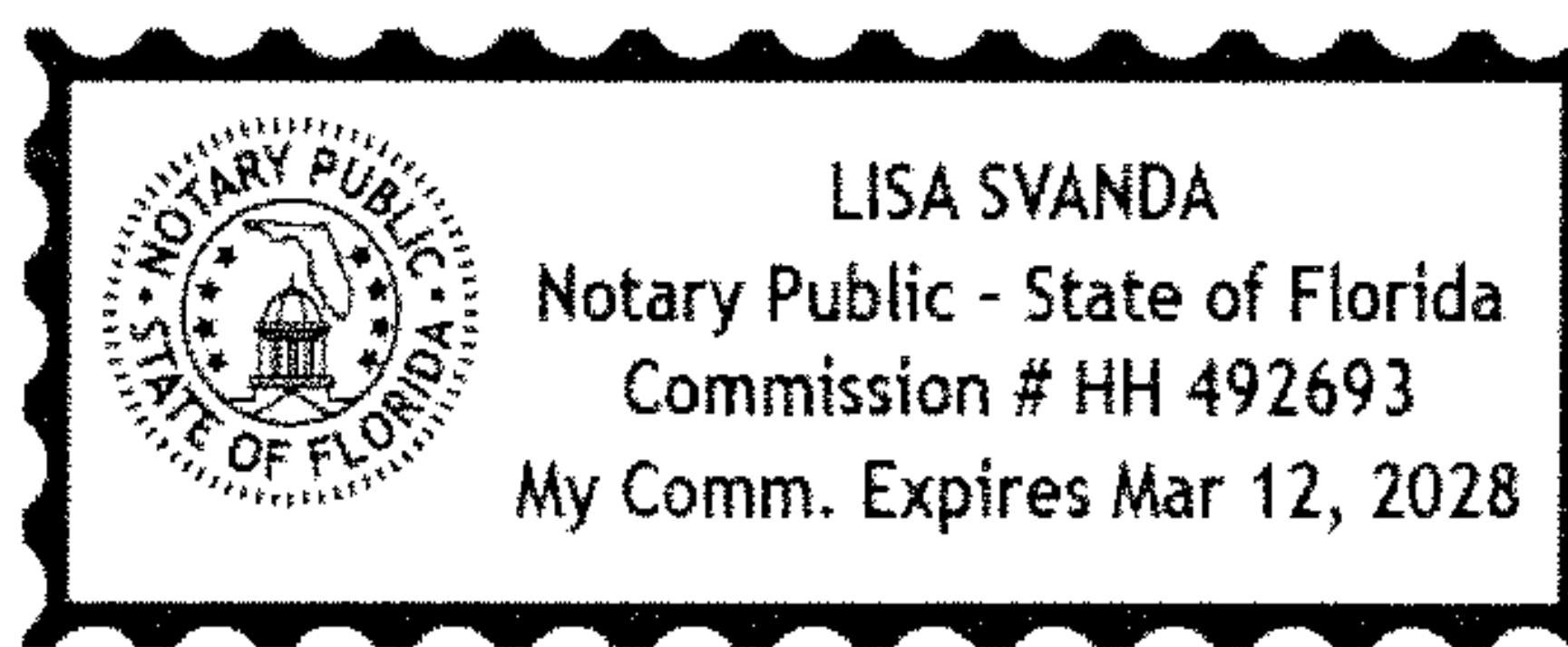
Maureen Reidy Parr
**Maureen Reidy Parr, a/k/a Maureen D. Parr,
f/k/a Maureen D. Reidy**

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of April, 2026, by Maureen Reidy Parr, a/k/a Maureen D. Parr, f/k/a Maureen D. Reidy, who is/are personally known to me or who has/have produced FL driver's license as identification.

Lisa Svanda
Signature of Notary Public
Lisa Svanda



Print, Type/Stamp Name of Notary
Commission Expires March 12, 2028

Notarization online using 2way Audio/Video technology.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Tonea Gray*
Printed Name Tonea Gray
P.O. Address _____
1205 Melville St. Petersburg, VA 23803

Michael V. Parr
Michael V. Parr

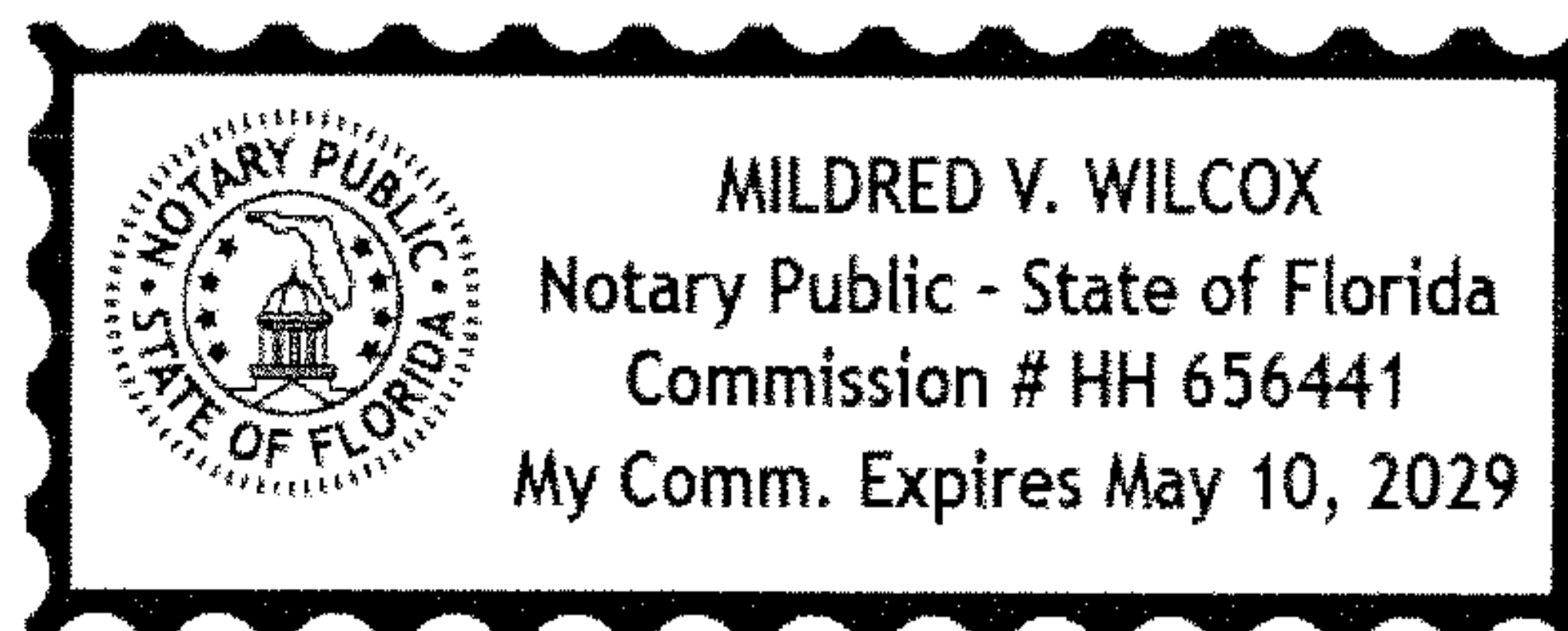
(2) *Mildred V Wilcox*
Printed Name Mildred V. Wilcox
P.O. Address 4444 Crossbow Rd
Jacksonville, FL 32208

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 14 day of April, 2026, by Michael V. Parr () who is/are personally known to me or (X) who has/have produced US Passport as identification.

Mildred V Wilcox
Signature of Notary Public
Mildred V Wilcox
Print, Type/Stamp Name of Notary



Completed via Remote Online Notarization using 2 way Audio/Video technology.