

4/27/2026 3:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486170

Prepared By and Return To:

Ashley Jones
Movement Title Services, LLC DBA Momentum Title
206 Harbor Drive
Venice, FL 34285

Doc Stamp-Deed: \$2,639.00

Order No.: MT-26-034

Property Appraiser's Parcel I.D. (folio) Number:
0465022029

WARRANTY DEED

THIS WARRANTY DEED dated this the 27th day of April, 2026, by Barry Revocable Trust, u/a May 5, 2021 Gerald T. Barry and Emily J. Barry, as husband and wife and as co-trustees of the Barry Revocable Trust, u/a May 5, 2021,, whose post office address is 27548 Janzen Court, Englewood, FL 34223 (the "Grantor"), to Michael E Arslan and Deborah L Arslan, husband and wife, whose post office address is 23528 Awabuki Dr, Venice, FL 34293 (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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

CONDOMINIUM UNIT 101, BUILDING 4, OAK RUN II SARASOTA NATIONAL, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN INSTRUMENT NO. 2014028793, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Subject to easements, restrictions, reservations and limitations of record, 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: 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 presence of:

April Agee
Witness Signature

April Agee
Printed Name of First Witness

206 Harbor Drive, Venice, FL 34285
Address of First Witness

Ashley Jones
Witness Signature

Ashley Jones
Printed Name of Second Witness

206 Harbor Drive, Venice, FL 34285
Address of Second Witness

Barry Revocable Trust, u/a May 5, 2021

BY: Gerald T Barry
Gerald T Barry
Individually & as Co-Trustee

BY: Emily J Barry
Emily J Barry
Individually & as Co-Trustee

Grantor Address:
27548 Janzen Court
Englewood, FL 34223

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization this 27 day of APRIL, 2021 by Gerald T Barry and Emily J Barry, individually and as Co-trustees, who are personally known to me or who has produced Drivers license (type of identification) as identification.
FLORIDA passport-US

Ashley Jones

Notary Public



Printed Name: _____

Commission # _____

My Commission Expires: _____