

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057900 2 PG(S)**

4/30/2026 1:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487918

Consideration: \$535,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48362-001

Doc Stamp-Deed: \$3,745.00

Property Appraiser's Parcel ID No.: 0409-01-0005

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 30th day of April, 2026, by and between **JOSEPH L. FAIRCHILD, INDIVIDUALLY AND AS TRUSTEE OF THE JOSEPH L. FAIRCHILD REVOCABLE LIVING TRUST DATED DECEMBER 8, 2016, AND JERI A. DONOVAN, INDIVIDUALLY AND AS TRUSTEE OF THE JERI A. DONOVAN REVOCABLE LIVING TRUST AGREEMENT OF 2011 DATED OCTOBER 24, 2011, AND AS AMENDED, HUSBAND AND WIFE**, whose address is **3861 Wrigley Circle, North Highlands, CA 95660** (hereinafter "GRANTOR"), and **2446793 ONTARIO LTD., A CANADIAN LIMITED LIABILITY COMPANY**, whose address is **66 Orr St, Stratford, ON N5A 3H5, Canada** (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:

LOT 42, BLOCK 18, PINEBROOK SOUTH, UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 48, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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:

GRANTOR:

(1) [Signature]
Printed Name Andrew Conaboy
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

**JOSEPH L. FAIRCHILD, INDIVIDUALLY
AND AS TRUSTEE OF THE JOSEPH L.
FAIRCHILD REVOCABLE LIVING TRUST
DATED DECEMBER 8, 2016**

[Signature]
**Joseph L. Fairchild, Individually and as Trustee
aforesaid**

(2) [Signature]
Printed Name Karen Konowarenko
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

**JERI A. DONOVAN, INDIVIDUALLY AND AS
TRUSTEE OF THE JERI A. DONOVAN
REVOCABLE LIVING TRUST AGREEMENT
OF 2011 DATED OCTOBER 24, 2011, AND AS
AMENDED**

[Signature]
**Jeri A. Donovan Individually and as Trustee
aforesaid**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2026, by Joseph L Fairchild, Individually and as Trustee of the Joseph L. Fairchild Revocable Living Trust Dated December 8, 2016 and Jeri A Donovan, Individually and as Trustee of The Jeri A. Donovan Revocable Living Trust Agreement Of 2011 Dated October 24, 2011, and as Amended, who is/are personally known to me or who has/have produced Driver License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

