

Prepared by and return to:
Sheryl A. Edwards, Esquire
The Edwards Law Firm, PL
500 South Washington Boulevard
Suite 400
Sarasota, FL 34236
941-363-0110

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058728 2 PG(S)
May 01, 2026 02:47:08 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$4,270.00



File No 2026-9
Parcel Identification No Property 1:
0123160006
Consideration: \$610,000.00

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 30th day of April, 2026 between Peter Harrod and Sheila Harrod, Individually and as Trustees of Peter and Sheila Harrod Trust u/a/d October 10, 2017; as amended, whose post office address is 5 Upsall Drive, Darlington, DL3 8RB, United Kingdom, of the County of Durham, Grantor, to Alfred J. Colassi, Jr. and Theresa M. Souza Esper, as joint tenants with rights of survivorship, whose post office address is 4353 Indian Point Trail, Sarasota, FL 34238, of the County Sarasota, State of Florida Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 4, DEER CREEK, UNIT 1, according to the plat thereof recorded in Plat Book 32, Page 40, of the Public Records of Sarasota County, Florida.

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

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that none of the Grantors or any members of the household of the Grantors reside thereon.

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 Grantees 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 have hereunto set Grantor's hand and seal the day and year first above written.

Angel Urbaez

WITNESS #1

PRINT NAME: Angel Manuel Urbaez

Witness address: 132 W Madison St
Easton PA 18042

Mayelin A Jimenez

WITNESS #2

PRINT NAME: Mayelin A Jimenez

Witness address: 144 Lowell Rd, Winter Haven, FL 33884

Peter and Sheila Harrod Trust u/a/d October 17, 2017, as amended

By: Peter Harrod
Peter Harrod, Individually and as Trustee

By: Sheila Margaret Harrod
Sheila Harrod, Individually and as Trustee

STATE OF Nevada
COUNTY OF Clark

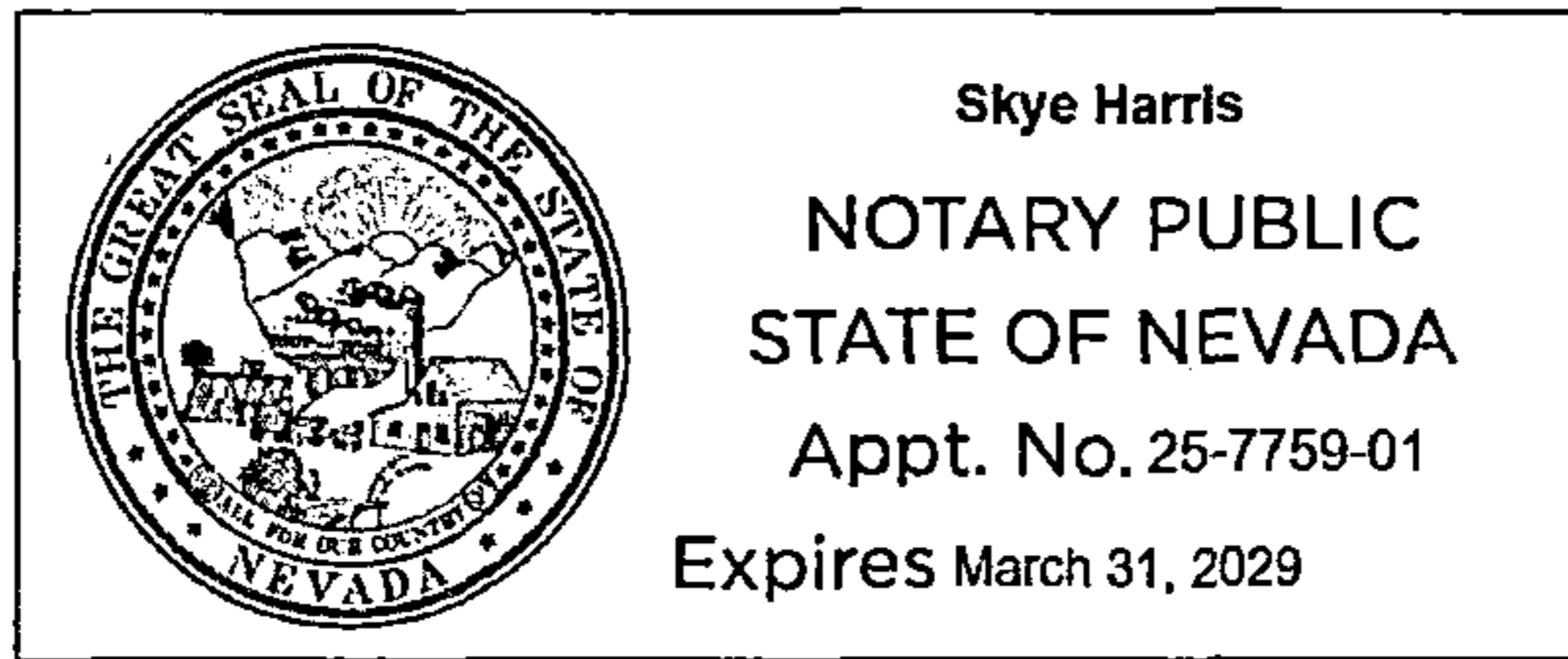
The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 28th day of April, 2026, by Peter Harrod and Sheila Harrod, Individually and as Trustees of Peter and Sheila Harrod Trust, () who is/are personally known to me or (✓) who has/have produced _____ Passport _____ as identification.

Skye Harris

Signature of Notary Public

Skye Harris

Print, Type/Stamp Name of Notary



Notarized remotely using audio-video communication technology via Proof.