

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058801 2 PG(S)**

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230482

5/1/2026 3:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488683

Consideration: \$1,100,000.00

Doc Stamp-Deed: \$7,700.00

General Warranty Deed

Made this May 1, 2026 A.D. By **John Jake O'Regan and Sarah Jean O'Regan, husband and wife**, whose address is: 8 Elizabeth Lane, Doylestown, Pennsylvania 18901, hereinafter called the grantor, to **William H. Melvin and Carolyn A. Melvin, husband and wife**, whose post office address is: 14457 Eagle Branch Drive, Nokomis, Florida 34275, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 853, TALON PRESERVE, PHASE 4, according to the plat thereof, as recorded in Plat Book 55, Pages 185 through 198, inclusive, of the Public Records of Sarasota County, Florida.

a/k/a 14457 Eagle Branch Drive, Nokomis, Florida 34275

Parcel ID Number: **0357010853**

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 December 31, 2025.

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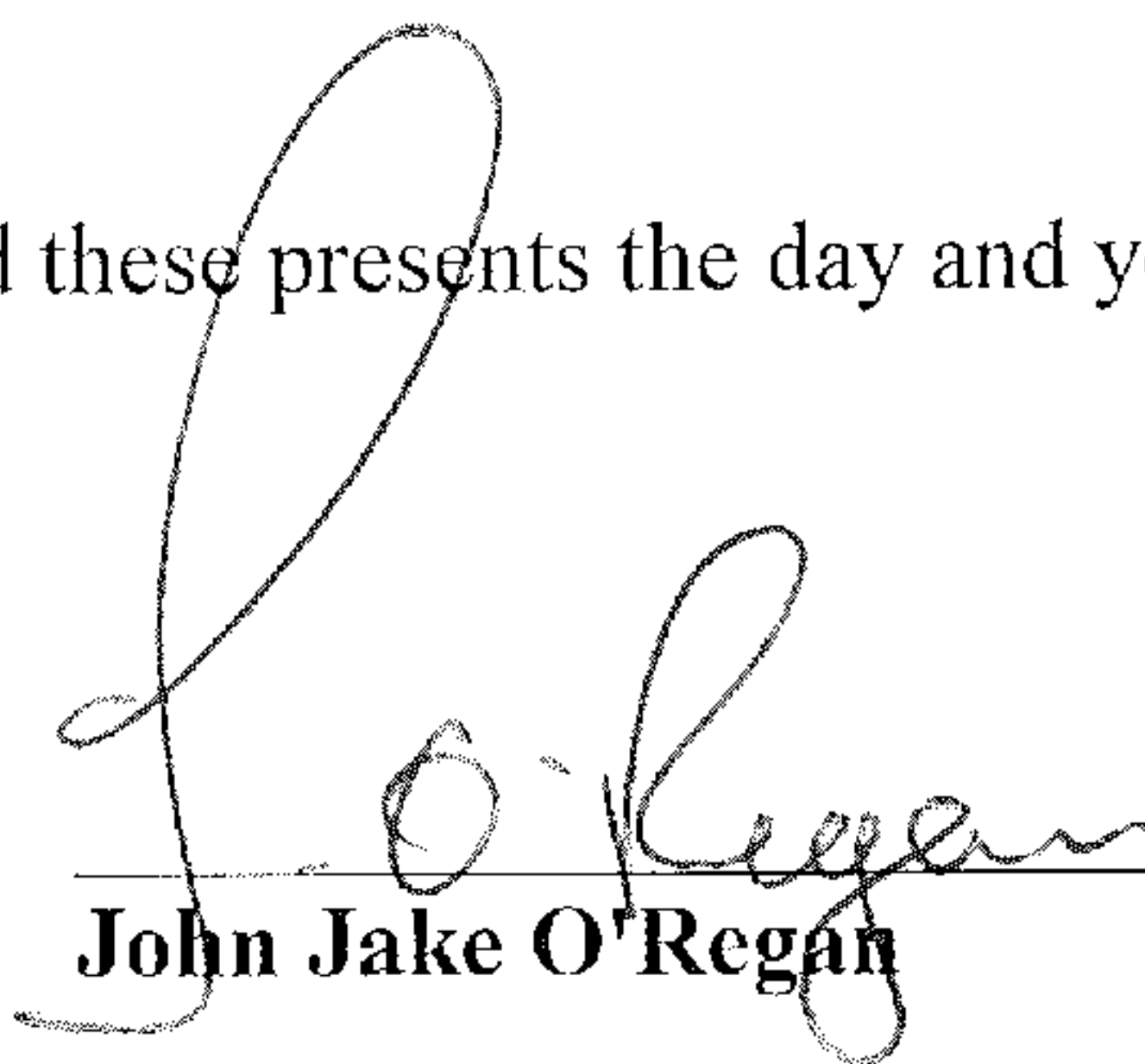
Consideration: \$1,100,000.00

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:




Witness 1 Signature: **Catherine E. Bruce**
Witness 1 Printed Name: _____

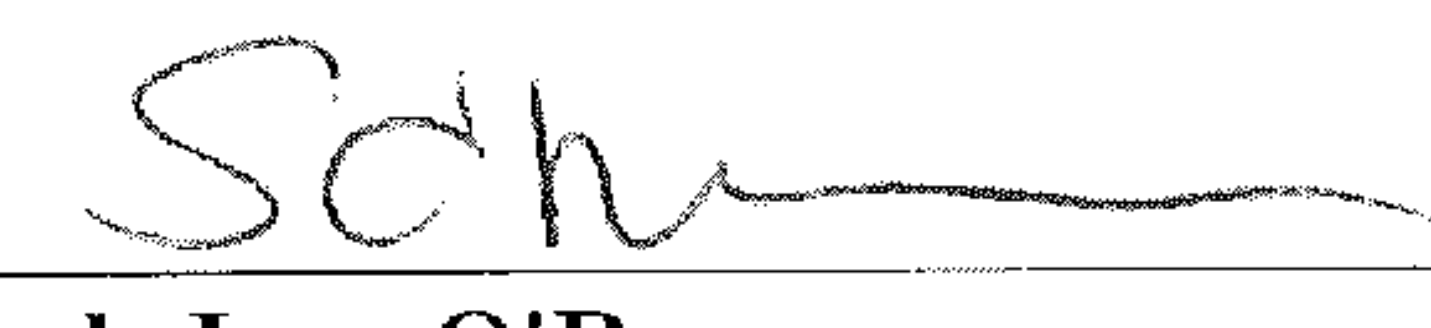


John Jake O'Regan (Seal)

Post Office Address:
405 Commercial Court, Unit D, Venice, Florida 34292



Witness 2 Signature: **Dina M. Davis**
Witness 2 Printed Name: _____

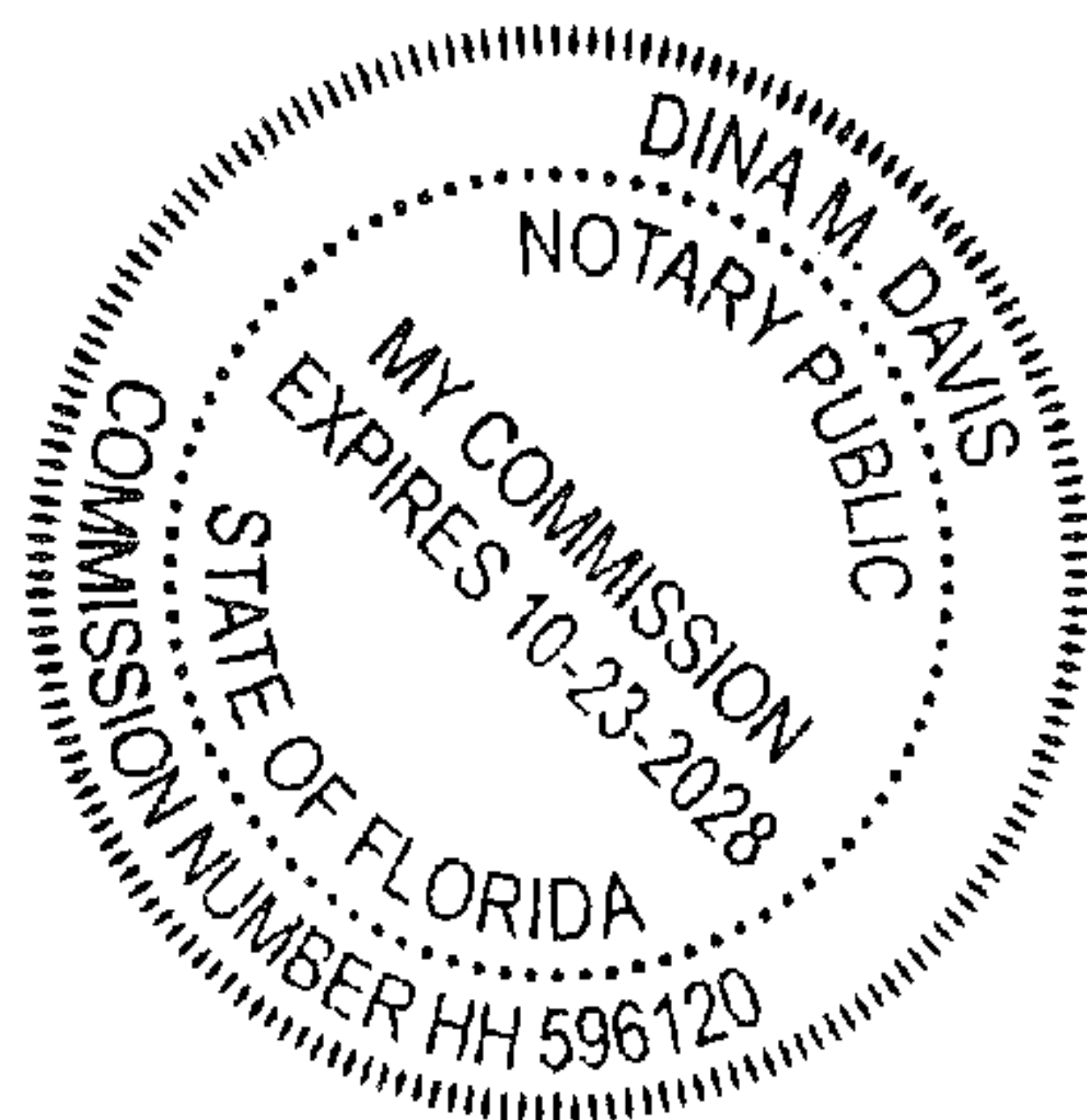


Sarah Jean O'Regan (Seal)


Post Office Address:
405 Commercial Court, Unit D, Venice, Florida 34292

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30 day of April, 2026, by John Jake O'Regan and Sarah Jean O'Regan, who are personally known to me or who produced drivers licenses as identification.



Notary Seal



Notary Public
Print Name: _____
My Commission Expires: _____