

5/5/2026 1:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490018

Prepared by and return to:

Charles Chacko

OS National LLC

3097 Satellite Blvd., Suite 230

Duluth, GA 30096

(770) 497-9100

This document is prepared as an incidental service
to the issuance of a title insurance policy.

Doc Stamp-Deed: \$2,925.30

File Number: 614358

Parcel Number: 0210-03-0023

Address: 7841 Kavanagh Court, Sarasota, FL 34240

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 4 day of May, 2026, between Elizabeth Anne Ferencik and spouse, Allen Andre Duquette whose post office address is: 140 Park Street Apt 4 North Attleboro, MA 02760, Grantor, and Opendoor Property J LLC, a Delaware Limited Liability Company, whose post office address is: 1295 W Washington St Suite 115 Tempe, AZ 85288, existing under the laws of the State of Delaware, Grantee, (Whenever 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, trusts and trustees.)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10 00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 5, Block H, TATUM RIDGE, according to the plat thereof, recorded in Plat Book 40, Page 49, of the Public Records of Sarasota County, Florida

Prior Instrument at Instrument # 2021091230 in Sarasota County FL

Parcel Identification Number: 0210-03-0023

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, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Witness: Margaret L Cross
Witness #1 Signature
Printed Name: MARGARET L CROSS

Printed Address:
7836 KAVANAGH CT
SARASOTA, FL 34240

Robyn Tolbert Warrick
Witness #2 Signature
Printed Name: Robyn Tolbert Warrick

Printed Address:
7485 Palmetto Grove
SARASOTA, FL 34240

Grantor: Elizabeth Anne Ferencik
Allen Andre Duquette
Elizabeth Anne Ferencik
Allen Andre Duquette

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of May, 2026, by Elizabeth Anne Ferencik and Allen Andre Duquette, who is personally known to me of who has produced FL DL as identification.

Robyn Tolbert Warrick
Notary Public
Printed Name: Robyn Tolbert Warrick
My Commission Expires: 10-4-2027

