

5/15/2026 11:27 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494674



Prepared by and return to:

Elizabeth A Wexler
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$4,480.00

File No 2026-158

Consideration 640,000.00

Parcel Identification No 0404100005

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WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 15th day of May, 2026 between Sherry L. Schoonover, a single woman, and Donna J. Curtis, a single woman, as joint tenants with right of survivorship, whose post office address is 1238 Paradise Way, Venice, FL 34285, of the County of Sarasota, Florida, Grantor, to Alex D. Harlin, Jr. and Edith T. Harlin, husband and wife, whose post office address is 4868 Hampton Lake Drive, Marietta, GA 30068, of the County of Cobb, Georgia, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of SIX HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$640,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold 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 10, Block 9, 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 all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 Grantee 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence

Sherry L. Schoonover
Sherry L. Schoonover
Donna J. Curtis
Donna J. Curtis

Holly M. Nikolich
WITNESS
PRINT NAME: Holly M. Nikolich

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236
WITNESS 1 ADDRESS

Elizabeth A. Wexler
WITNESS
PRINT NAME: Elizabeth A. Wexler

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 12th day of May, 2026, by Sherry L. Schoonover and Donna J. Curtis, (☐) who is/are personally known to me or (☒) who has/have produced FLDL as identification.

Elizabeth A. Wexler
Signature of Notary Public
Elizabeth A. Wexler



Print, Type/Stamp Name of Notary