

5/15/2026 12:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494727

Doc Stamp-Deed: \$2,415.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No: 2026-04-4520

Parcel ID Number: 0036111043

WARRANTY DEED

This WARRANTY DEED, made May 15, 2026, by **DUANE ULLRICH, A MARRIED MAN**, whose address is 2906 Hermitage Boulevard, Venice, FL 34292 (the "Grantor"), to **CHERYL ENGLAND, A SINGLE WOMAN**, whose address is 23 Maple Lane, Avon, CT 06001 (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 THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$345,000.00) and other valuable consideration, 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**, to-wit:

Unit 43, Hampstead Heath, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2073, Page 2933, and as per plat thereof recorded in Condominium Book 27, Page 32, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

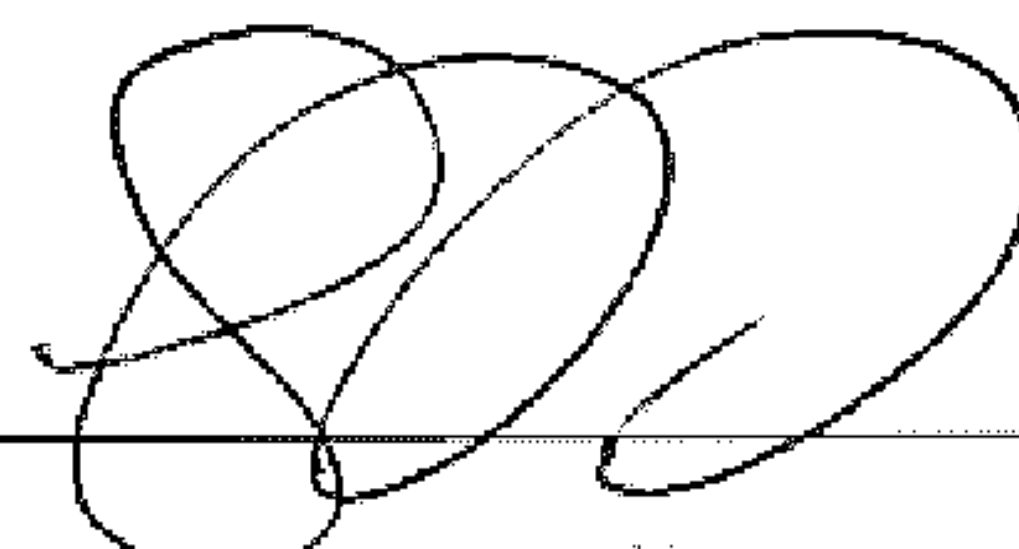
To Have and to Hold the same in fee simple forever.

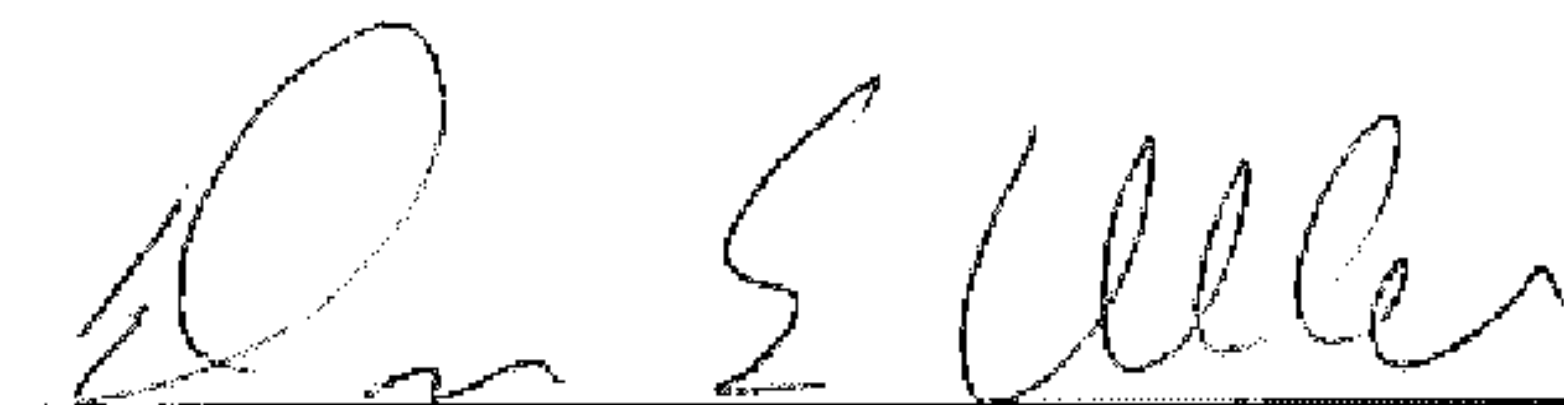
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

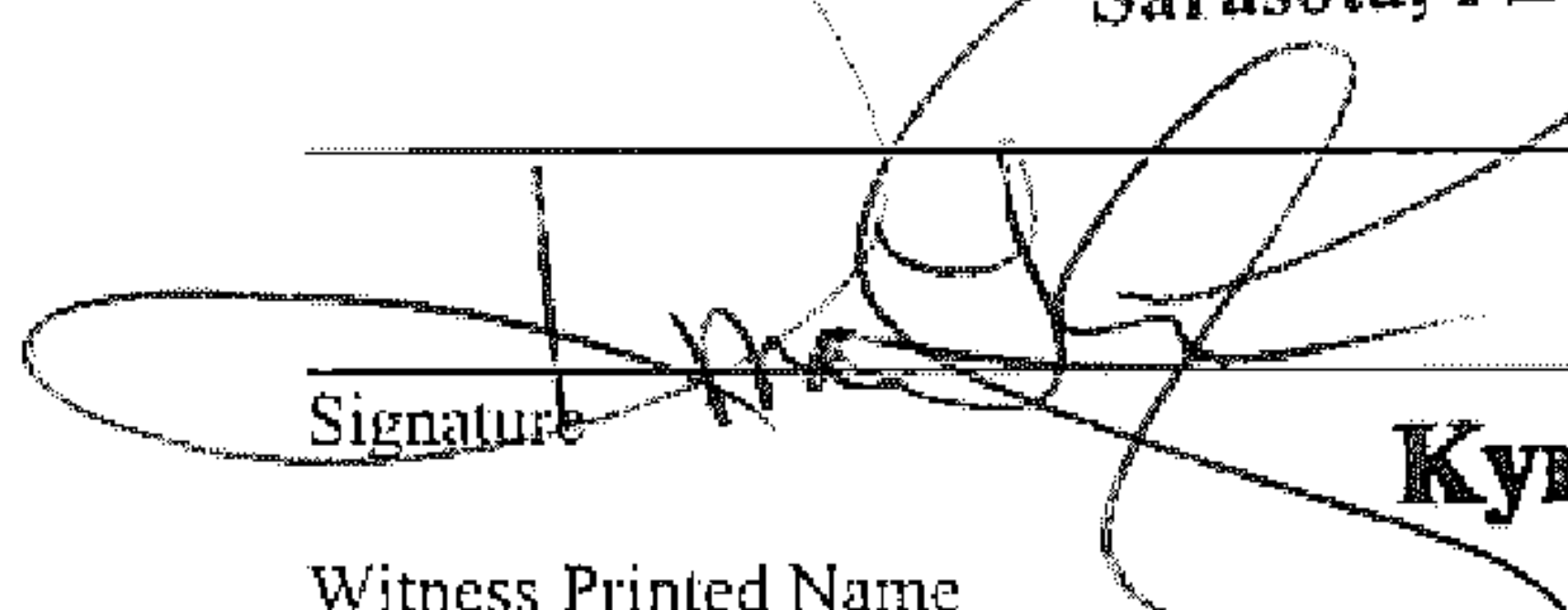
-SIGNATURES APPEAR ON NEXT PAGE(S)-

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

Signed, sealed and delivered in our presence:

Signature 
Witness Printed Name **Cyndi Hoffmann**
Witness #1 Address **5218 Paylor Ln.**
Sarasota, FL 34240

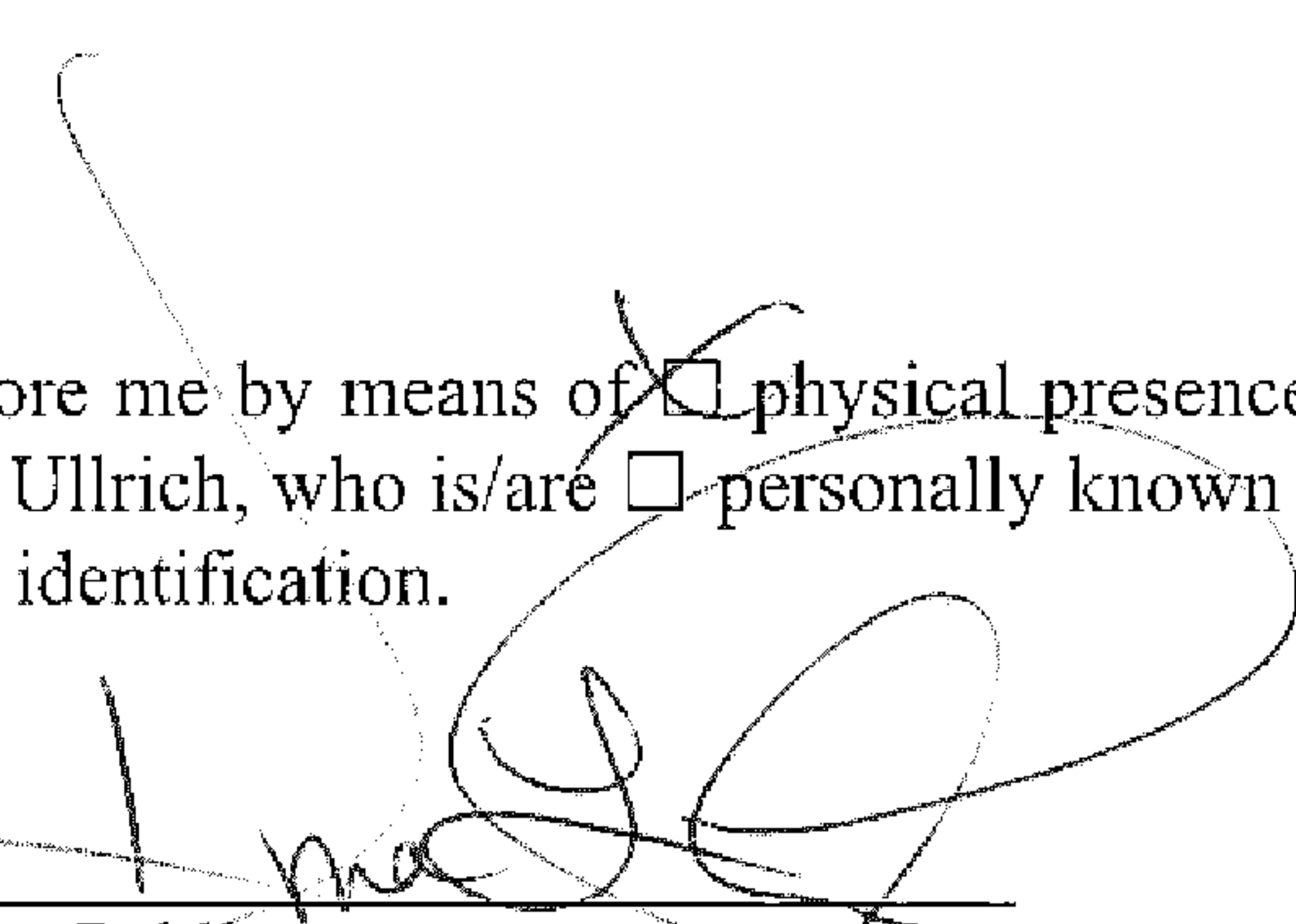

Duane Ullrich

Signature 
Witness Printed Name **Kyra L. Johnson**
Witness #2 Address **5218 Paylor Ln.**
Sarasota, FL 34240

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 15th day of May, 2026, by Duane Ullrich, who is/are ☐ personally known to me or who has/have ☒ produced FL DL as identification.




Notary Public
Print Name: **Kyra L. Johnson**
My Commission Expires: _____