

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066428 2 PG(S)**

5/18/2026 11:24 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495233

Doc Stamp-Deed: \$1,400.00

Consideration: \$200,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-43406-002

Property Appraiser's Parcel ID No.: 0160012019

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of May, 2026, by and between **GEORGE R. MCNIFF, JR, A MARRIED MAN**, whose address is **7402 Ashtabula Street, Englewood, FL 34224** (hereinafter "GRANTOR"), and **ANDREW LITTAUER, A SINGLE MAN** whose address is **519 Rubens Drive Nokomis, FL 34275** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 519, SORRENTO VILLAS CONDOMINIUM, SECTION 5, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 977, PAGES 1765 THROUGH 1823, INCLUSIVE, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 6, PAGES 10 AND 10A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

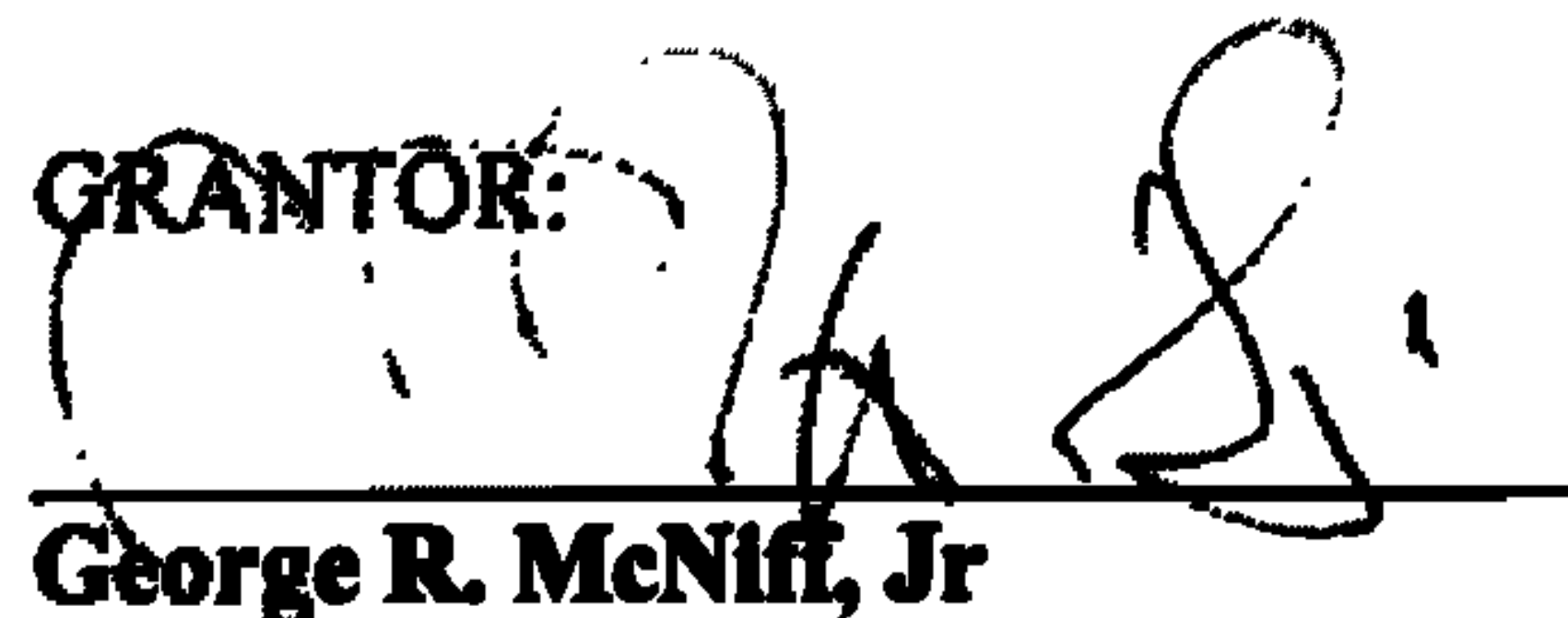
The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)


IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

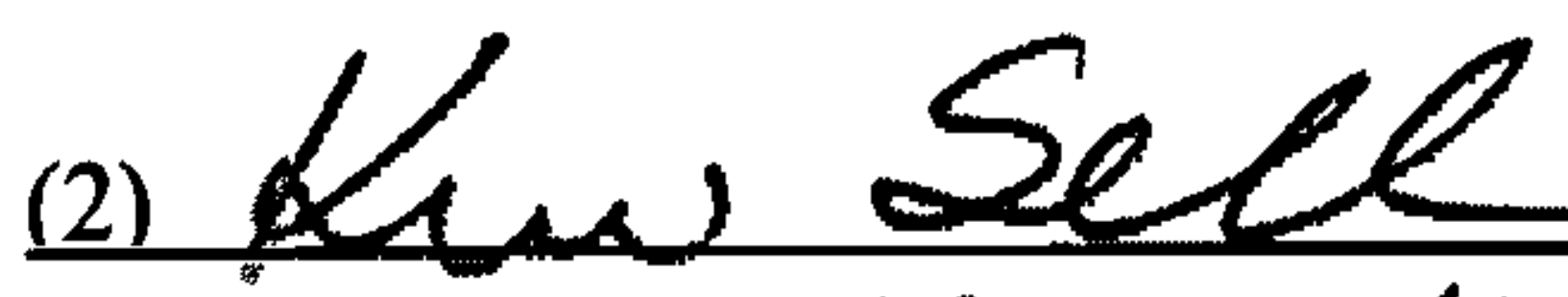
Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR: 


George R. McNiff, Jr

(1) 
Printed Name Meggie Hoogenboom
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

(2) 
Printed Name Keri Sell
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of May, 2026, by George R McNiff, Jr who is/are personally known to me or who has/have produced FL DL as identification.


Signature of Notary Public

Keri Sell
Print, Type/Stamp Name of Notary

