

This Document Prepared By and Return to:

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Sarasota, FL 34237
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**5/18/2026 1:55 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3495542**

Doc Stamp-Deed: \$5,600.00

Parcel ID Number: 2036031073
Consideration: \$800,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture, Made this 18th day of **May, 2026**, A.D., Between **NOLA J. HIETBRINK, an unmarried widow**, whose address is 707 S. Gulfstream Avenue, Unit #1007, Sarasota, FL 34236, of the County of Sarasota, State of Florida, Grantor, and **SEAN J. and LAURA A. O'CONNOR, husband and wife**, whose address is 707 S. Gulfstream Avenue, Unit #1006, Sarasota, FL 34236, of the County of Sarasota, State of Florida, Grantee.

Witnesseth that the GRANTOR for and in consideration of the sum of **TEN DOLLARS (\$10) DOLLARS**, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Sarasota**, State of **Florida** to wit:

Unit 1007, ESSEX HOUSE, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1045, Page 1504, as amended, and as per plat thereof recorded in Condominium Book 8, Pages 5, 5A through 5F, inclusive, Public Records of Sarasota County, Florida.

**Parcel Identification No. 2036031073
also known as 707 S. Gulfstream Avenue, Unit #1007, Sarasota, FL 34236**

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.

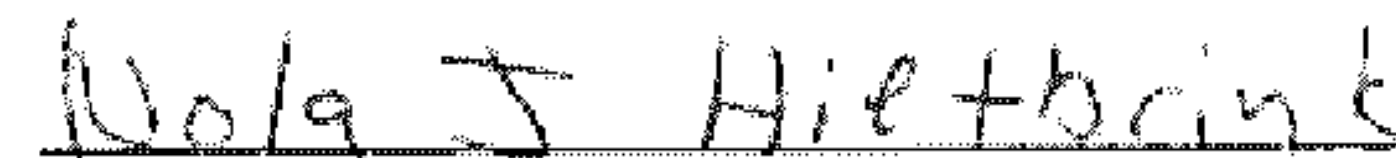
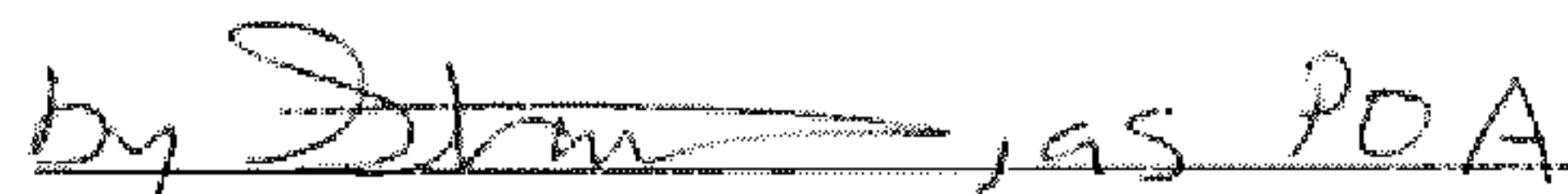
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

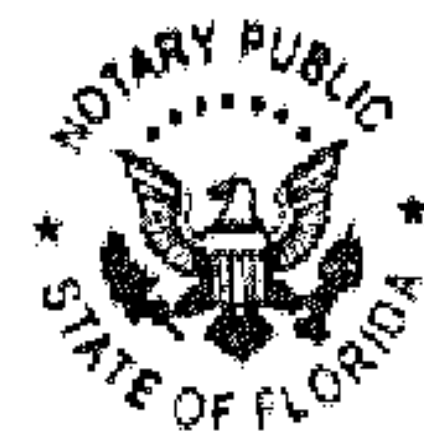

Witness Print Name: **ROSA E. LIMA**
Address: 2639 Fruitville Road, Suite #302
Sarasota, FL 34237


by , as POA
NOLA J. HIETBRINK
by **SHANE L. HIETBRINK, as POA**
707 S. Gulfstream Avenue, Umit #1007
Sarasota, FL 34236-7702



Witness Print Name: **MICHELLE D. MERITT**
Address: 2639 Fruitville Road, Suite #302
Sarasota, FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 8th day of **May, 2026**, by **NOLA J. HIETBRINK** by **SHANE L. HIETBRINK, as POA**, who [] is personally known to me or who [] produced FL DL as identification.



ROSA E. LIMA
Commission # HH 634008
Expires March 15, 2029


Printed Name: ROSA E. LIMA
Notary Public
Commission Number: HH 634008
Commission Expires: 3/15/29

Essex House Association, Inc

707 South Gulfstream Ave.

Sarasota, FL 34236

Certificate of Approval of Buyer

This is to certify that Sean O'Connor / Laura O'Connor has/have been approved by the Essex House Association, Inc as the BUYER(S) of the following described property in Sarasota County:

Unit 1007, Essex House, a condominium according to the Declaration of Condominium recorded in O.R. Book #1045 Pages 1045 through 1566 Inclusive, as amended in O.R. Book #1050, Pages 2113 through 2122 Inclusive, and as per Plat thereof recorded in Condominium Book #8, Pages 5, 5A, 5B, 5E and 5F, of the Public Records of Sarasota County, Florida and House Rules.

For the
ESSEX HOUSE ASSOCIATION, INC.

By JANE S. SUMMERVILLE
Board of Director / Building Committee - Print Name

Jane S. Summerville
Board of Director / Building Committee - Signature

Date 4/30/2026

Interview Committee (not necessary, already Owners at Essex House)

Print Name

Signature

Date _____

Print Name

Signature

Date _____