

5/18/2026 4:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495795

Doc Stamp-Deed: \$2,275.00

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.: 2026-04-4531

Parcel ID Number: 0029082002

WARRANTY DEED

This WARRANTY DEED, made May 18, 2026, by **DOUGLAS LAVASSOR, AN UNMARRIED MAN, AND MARILYNN COOK, AN UNMARRIED WOMAN**, whose address is 117 Village Del Lago Lane, St. Augustine, FL 32080 (the "Grantor"), to **THOMAS OBRIEN AND SALLY OBRIEN, HUSBAND AND WIFE**, whose address is 4875 Ontario Center Road, Walworth, NY 14568 (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 TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$325,000.00) 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 31, BEEKMAN ESTATES, SECTION 1, a land condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2627, Page 849, as thereafter amended, and as per Plat thereof recorded in Condominium Book 30, Page 22, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

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.

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:

Mark S Duffy
Signature
Witness Printed Name MARK S DUFFY
Witness #1 Address 24 Deanna Dr
ST Augustine, FL 32080

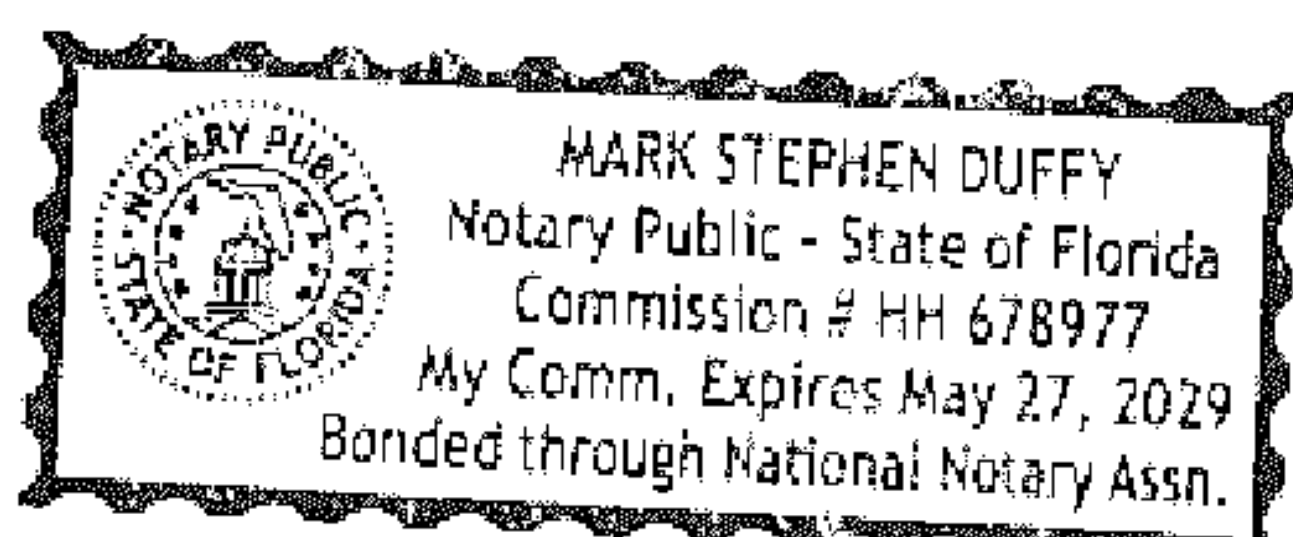
Karen E Duffy
Signature
Witness Printed Name Karen E Duffy
Witness #2 Address 24 Deanna Dr.
St. Augustine, FL 32080

Douglas LaVassor
Douglas LaVassor

Marilynn L. Cook
Marilynn Cook

State of FLORIDA
County of ST JOHN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 8th day of May, 2026, by Douglas LaVassor and Marilyn Cook, who is/are ☐ personally known to me or who has/have ☒ produced FL Driver License as identification.



Mark S Duffy
Notary Public
Print Name: MARK S DUFFY
My Commission Expires: 5/27/2029