

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071692 2 PG(S)**

CONSIDERATION: \$690,000.00

DOC TAX: \$4,830.00

RECORD: \$18.50

PARCEL ID NO.: 0160064103

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Sarah Ferlazzo, Esq.

5/28/2026 12:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499640

Doc Stamp-Deed: \$4,830.00

WARRANTY DEED

THIS INDENTURE is made as of the 27th day of May 2026, by and between **GLEN A. SIMMONDS, a single man**, hereinafter referred to as Grantor, whose post office address is 1503 Shoreline Drive, St. Charles, IL 60174, and **KEITH D. SCHNECK and LINDA Z. CHISHOLM, husband and wife**, hereinafter referred to as Grantee, whose post office address is 35 Foxfield Court, Ambler, PA 19002.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 6103, Blackburn Harbor Residences, Phase 2, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument Number 2004163931, as thereafter amended, and as per plat thereof recorded in Condominium Book 38, Page 16, as thereafter amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements

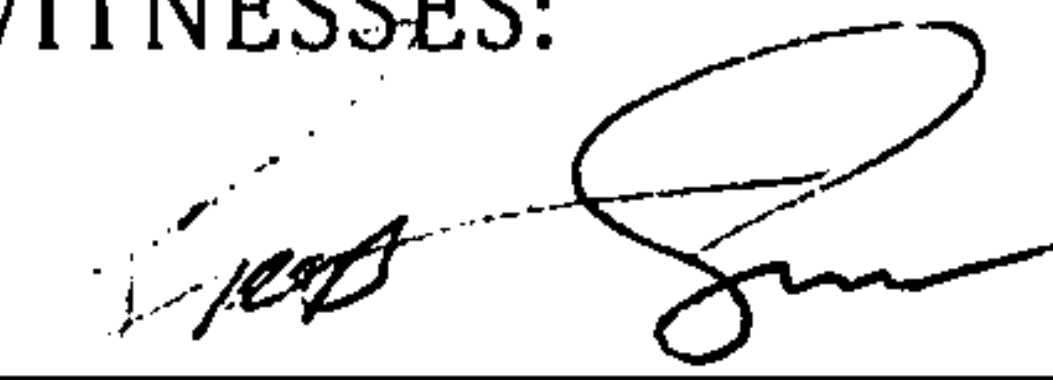
Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal

representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:



Witness Name: Scott Swanson



GLEN A. SIMMONDS

Witness Address: _____
1101 S. Thruway Trail Unit 2096

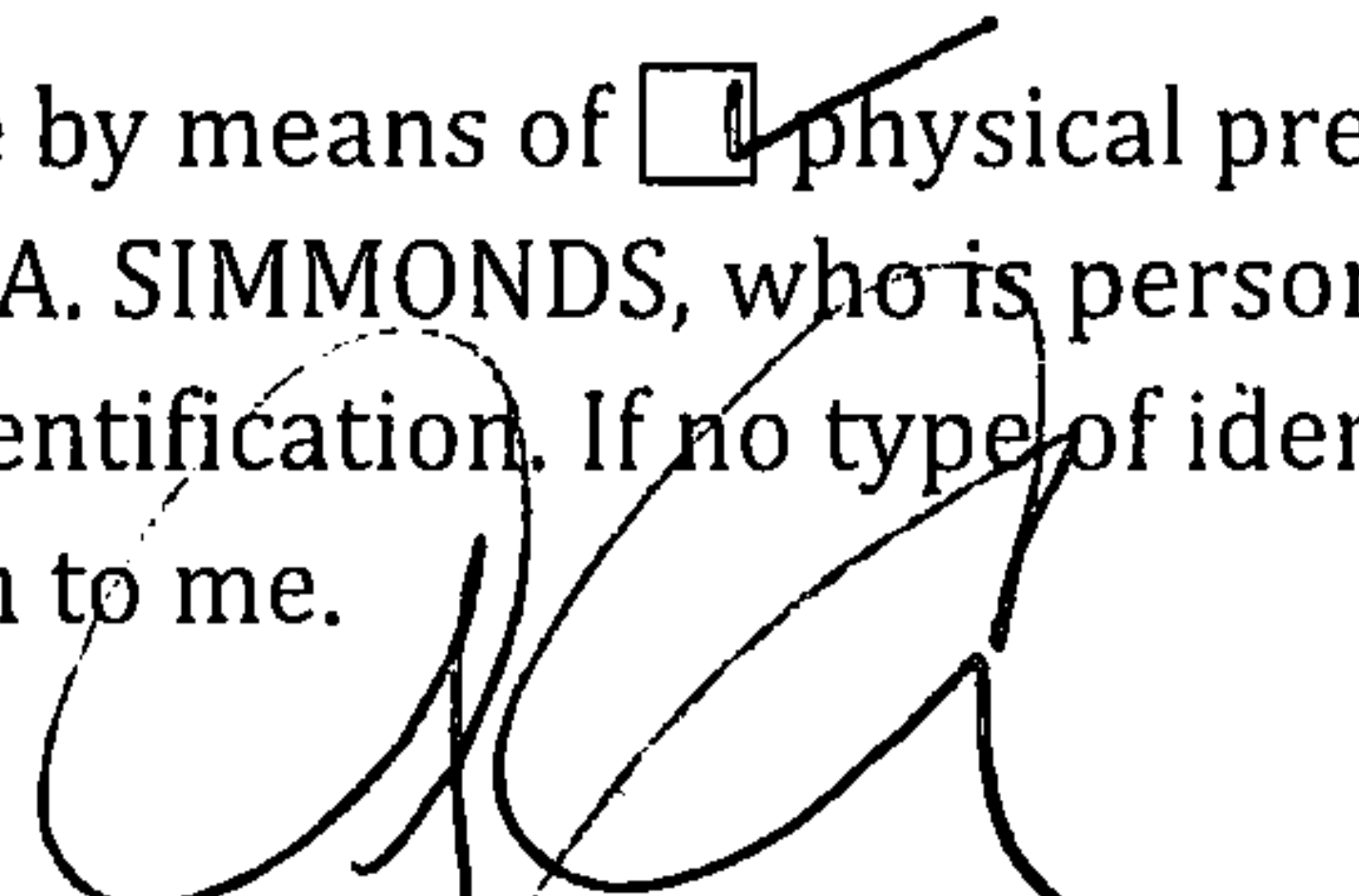
Venue Floor 34285

Witness Name: _____

Witness Address: Amy L. Concilio
50 Central Avenue
8th Floor
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

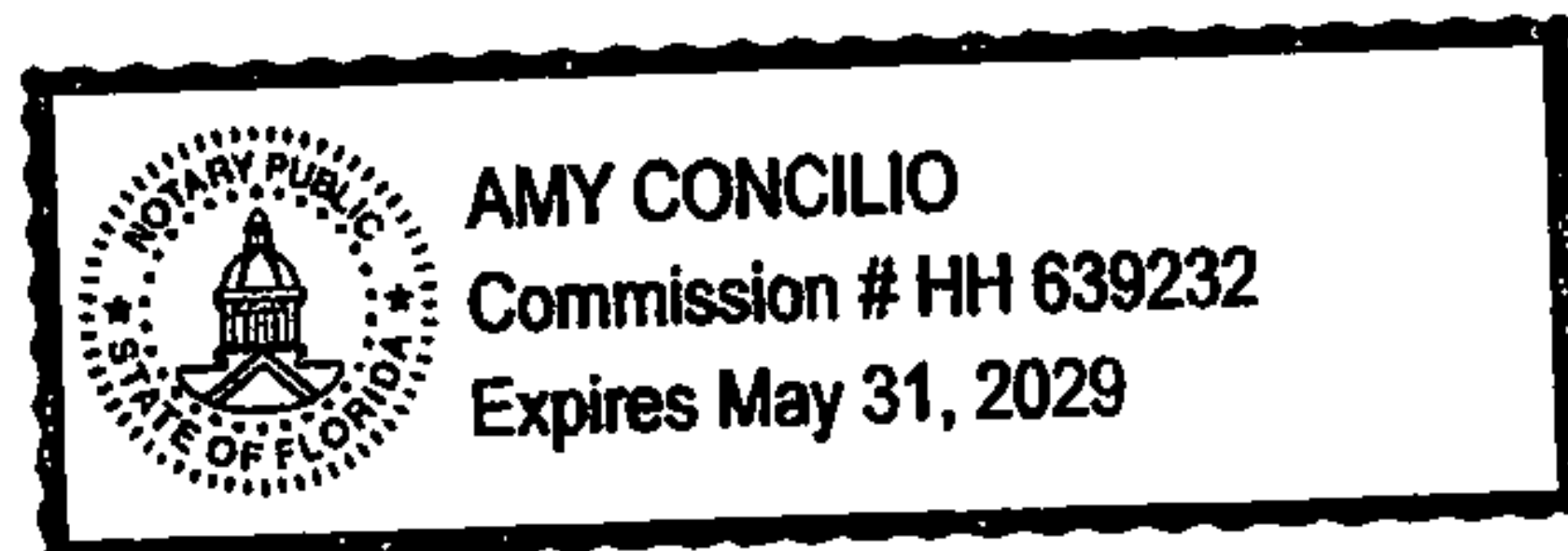
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27 day of May 2026 by GLEN A. SIMMONDS, who is personally known to me or who has produced DL as identification. If no type of identification is indicated, the above-named person is personally known to me.



Signature of Notary Public

(Notary Seal)

Print Name of Notary Public



I am a Notary Public of the State of Florida,
and my commission expires on _____.