

Prepared by:  
Karen Wolfe  
Integrity Title Services, Inc.  
4130 Woodmere Blvd, Suite 12  
Venice, FL 34293

File Number: 2026-0254

Property address:  
1867 Neptune Dr, Englewood, Florida 34223

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026073285 2 PG(S)

5/29/2026 4:48 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3500937

Doc Stamp-Deed: \$2,100.00

## General Warranty Deed

Made this May 29, 2026 A.D. By **Barbara A Harrington, a single woman**, whose post office address is: 855 Sterling Road, Sterling, Connecticut 06377, hereinafter called the Grantor, to; **Eileen P Cantwell, a/k/a Eileen Patricia Cantwell, a single woman**, whose post office address is: 1867 Neptune Dr, Englewood, Florida 34223, hereinafter called 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 \$300,000.00 and other valuable considerations, 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, viz:

Lot 365 OVERBROOK GARDENS, SECTION NO. 3, according to the Plat thereof recorded in Plat Book 10, Pages 27 and 27A of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0487070020**

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

**Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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 taxes accruing subsequent to December 31, 2025.

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

*Signed, sealed and delivered in our presence:*

Witness 1 signature:  
X Paula J Chapman

Witness 1 Printed Name and Address:  
Paula J Chapman  
4130 Woodmere Park Blvd., Venice, Florida 34293

X Barbara Harrington  
**Barbara A. Harrington**  
Address: 855 Sterling Road, Sterling, Connecticut  
06377

Witness 2 signature:  
X Beverly E Klante

Witness 2 Printed Name and Address:  
Beverly E Klante  
4130 Woodmere Park Blvd., Venice, Florida 34293

State of Florida      County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [    ] online notarization, this 29th day of May, 2026, by Barbara A Harrington, who has produced FL DL as identification.



PAULA J. CHAPMAN  
Commission # HH 304084  
Expires August 25, 2026

X Paula J Chapman  
**Notary Public**  
Print Name: Paula J Chapman  
My Commission Expires: 8/25/26  
Seal: