

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075276 2 PG(S)

6/3/2026 1:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502561

Doc Stamp-Deed: \$2,625.00

Prepared by and return to:

Rachel Perez

Luxe Title Services

1100 4th Street North

Ste. 102

St. Petersburg, FL 33701

File No 26-1024

Parcel Identification No 0808-02-1030

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of May, 2026 between **Denise M. Sheridan and Stephen G. Sheridan, wife and husband**, whose post office address is 9 Pauchogue Avenue, East Islip, NY 11730, of the County of Suffolk, New York, Grantor, to **Marc Collins and Amanda Collins, husband and wife**, whose post office address is 533 South Nelson Avenue, Morton, IL 61550, of the County of Tazewell, Illinois, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit No. 88-206, of Phase II, of Veranda III at Wellen Park, a Phase Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Instrument No. 2024102334, of the Public Records of Sarasota County, Florida, as amended, together with undivided interest in the common elements appurtenant thereto.

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

Warranty Deed

File No.: 26-1024

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NotaryCam Doc ID: 47d96511-e382-486b-9825-71d77c10b26d

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Denise M. Sheridan
Denise M. Sheridan

Stephen G. Sheridan
Stephen G. Sheridan

8554 Mathonia Ave, Jacksonville, FL 32211

WITNESS 1 ADDRESS

7707 Merrill Rd 8024 Jacksonville FL 32277

WITNESS 2 ADDRESS

Keith Savage
WITNESS
PRINT NAME: Keith Savage

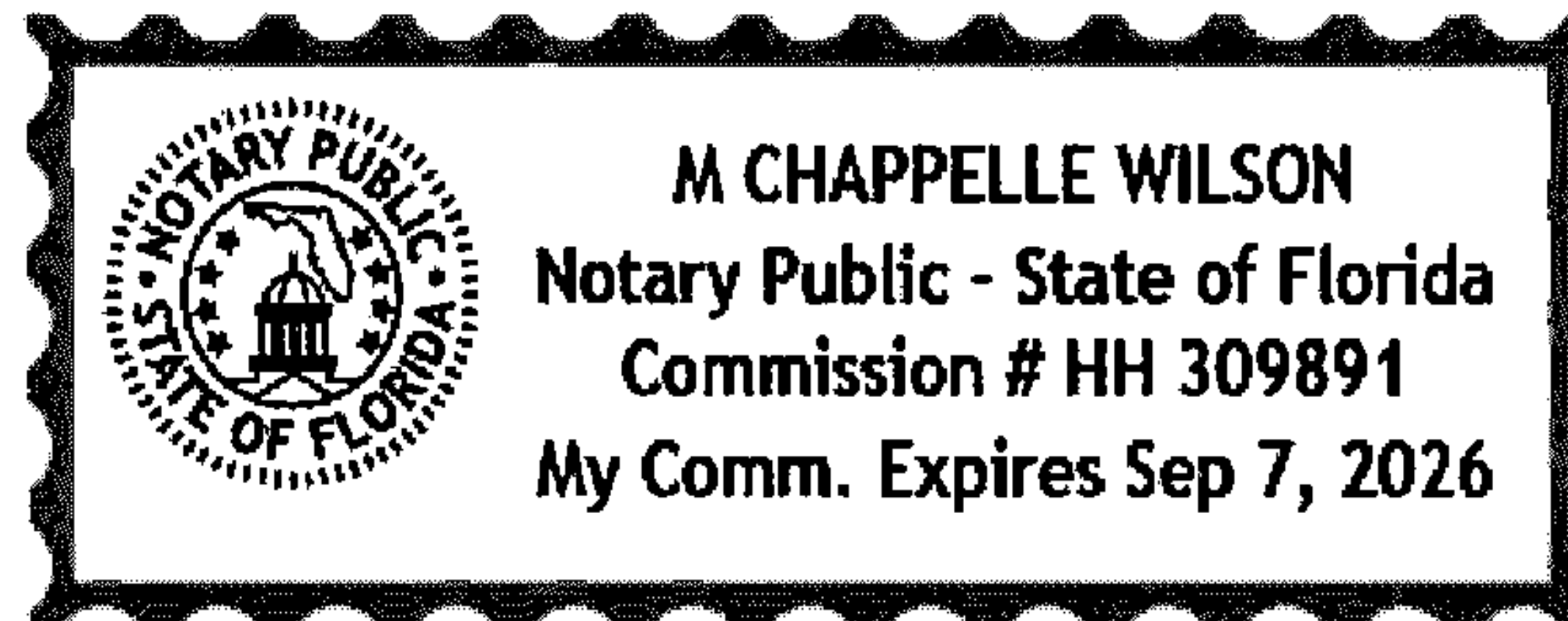
M Chappelle Wilson
WITNESS
PRINT NAME: M Chappelle Wilson

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 29th day of May, 2026, by Denise M. Sheridan and Stephen G. Sheridan, ☐ who is/are personally known to me or ☒ who has/have produced NY DRIVERS LICENSES as identification.

M Chappelle Wilson
Signature of Notary Public

M Chappelle Wilson
Print, Type/Stamp Name of Notary



Completed via Remote Online Notarization using 2 way Audio/Video technology.