

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026075437 2 PG(S)**

**6/3/2026 2:52 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3502689**

Consideration: \$435,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Mallory Bauer, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48678-001

**Doc Stamp-Deed: \$3,045.00**

Property Appraiser's Parcel ID No.: 2021-14-0043

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 28th day of May, 2026, by and between **TAMMY M. MCKAY, A SINGLE WOMAN**, whose address is **222 N Columbus Dr, Unit 4602, Chicago, IL 60601** (hereinafter "GRANTOR"), and **PETER BARRY SULLIVAN AND SHELLEY SULLIVAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **3057 Breezmont Drive, Sarasota, FL 34232** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**LOT 62, GLEN OAKS COUNTRY CLUB ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 7 AND 7A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) [Signature]  
Printed Name Mallory Bauer  
P.O. Address 3700 S Tamiami  
Sarasota, FL 34239

[Signature]  
**Tammy M. McKay**

(2) [Signature]  
Printed Name Jason Coy Turner  
P.O. Address 1841 Oak St  
Sarasota FL 34236

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 27th day of May, 2026, by Tammy M. McKay, ( ) who is/are personally known to me or (X) who has/have produced [Signature] as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

