

6/9/2026 4:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505278

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

Doc Stamp-Deed: \$6,300.00

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
2026-05-1146
File No.: 2905409

WARRANTY DEED

This Warranty Deed, Made the 8 day of June, 2026, by Allison Lynn Anderson a/k/a Allison L. Anderson f/k/a Allison A. Jacobs, individually, a single woman, and as Trustee of the Allison Lynn Anderson 2023 Trust dated 11/10/2023, whose post office address is: 750 N Tamiami Trl, Sarasota, FL 34236, hereinafter called the "Grantor", to John Michael O'Brien, a single man, whose post office address is: 750 N Tamiami Trail, Unit 1011, Sarasota, FL 34236, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** 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, to wit:

Unit 1011, RENAISSANCE I, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument #2001000167, and amendments thereto, and as per Plat thereof recorded in Condominium Book 34, Page 39, of the Public Records of Sarasota County, Florida.

The property is the homestead of the Grantor(s).

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.

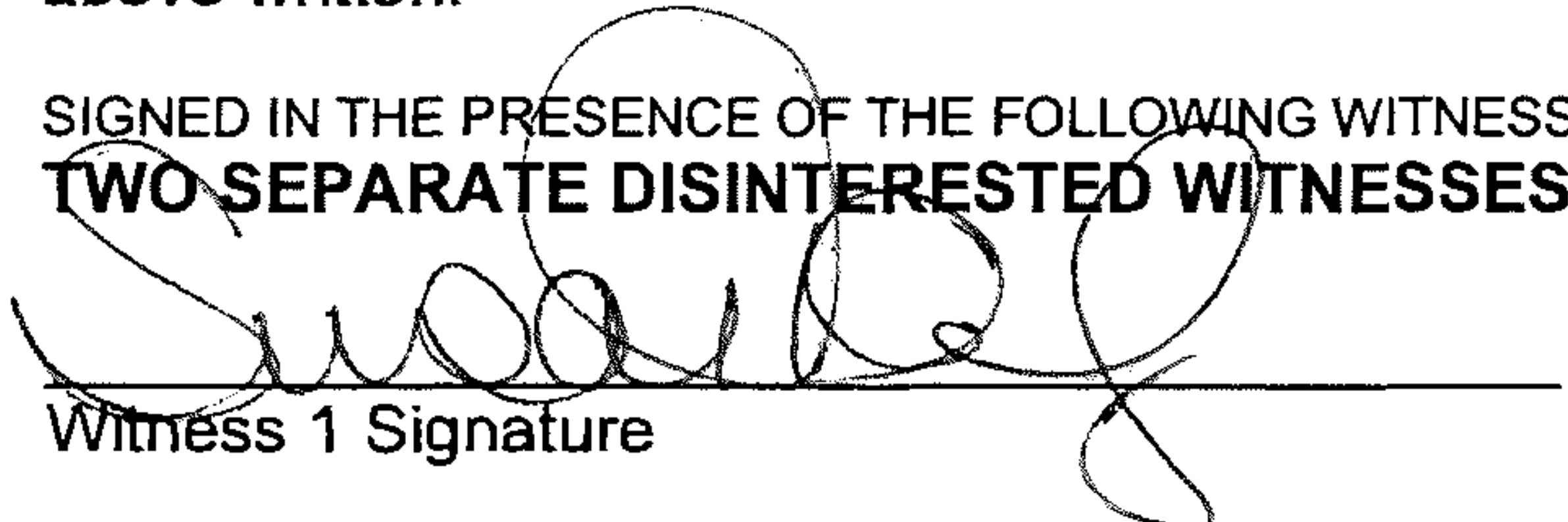
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED


Witness 1 Signature

Witness 1 Printed Name and Post Office Address:

Susan Hirtzel
2033 Main St #408
Sarasota FL 34237

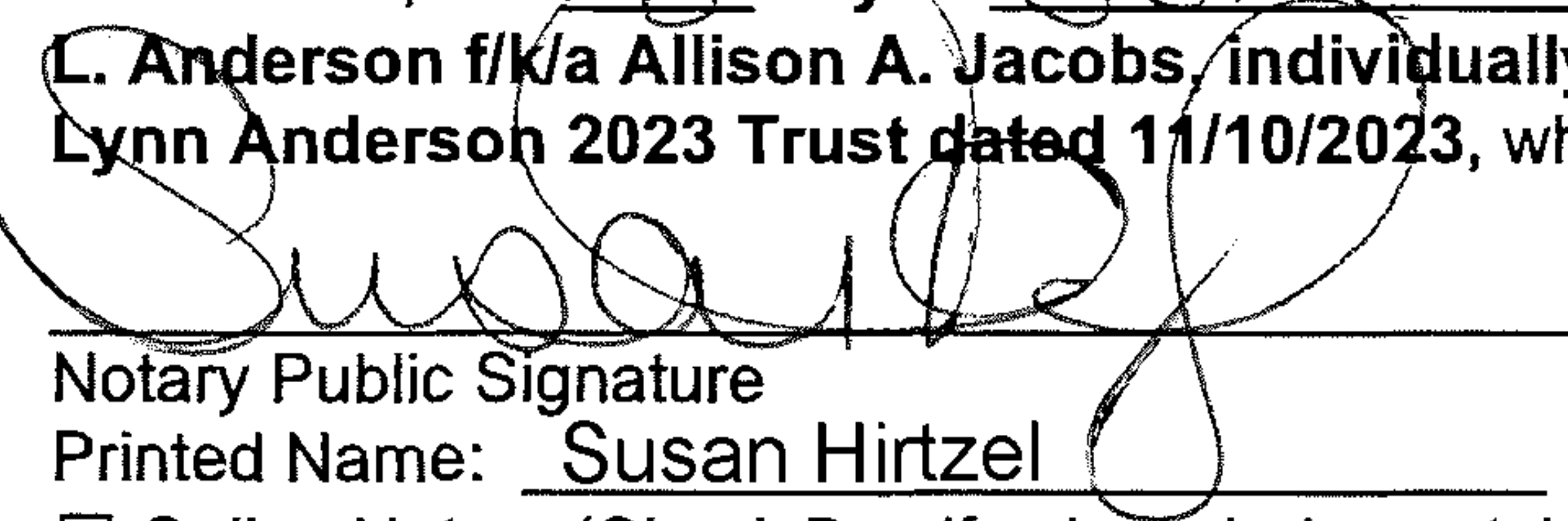

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Andrea Tatro
2033 Main St #408
Sarasota FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of June, 2026 by **Allison Lynn Anderson a/k/a Allison L. Anderson f/k/a Allison A. Jacobs, individually, a single woman, and as Trustee of the Allison Lynn Anderson 2023 Trust dated 11/10/2023**, who has produced DL as identification.


Notary Public Signature

Printed Name: Susan Hirtzel

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: _____
(SEAL)

