

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078601 2 PG(S)**

6/10/2026 10:29 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505354

Prepared by and return to:

Richard D. Saba

Attorney at Law

Richard D. Saba, P.A.

2033 Main Street, Suite 400

Sarasota, FL 34237

941-952-0990

File Number: 2026-58

Consideration Paid: \$330,000.00

Doc Stamp-Deed: \$2,310.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of June, 2026 between **Christopher D. Corell and Jeannine Corell, husband and wife**, whose post office address is **2344 Prospect Street, Sarasota, FL 34239**, grantor, and **Lakewood Harmony II, LLC, a Florida limited liability company**, whose post office address is **2314 Prospect Street, Sarasota, FL 34239**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, situated, lying and being in **Sarasota County, Florida** to-wit:

Lot 27, LOMA LINDA PARK, according to the map or plat thereof as recorded in Plat Book 5, Page 38, Public Records of Sarasota County, Florida.

Parcel Number: 2035030003

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

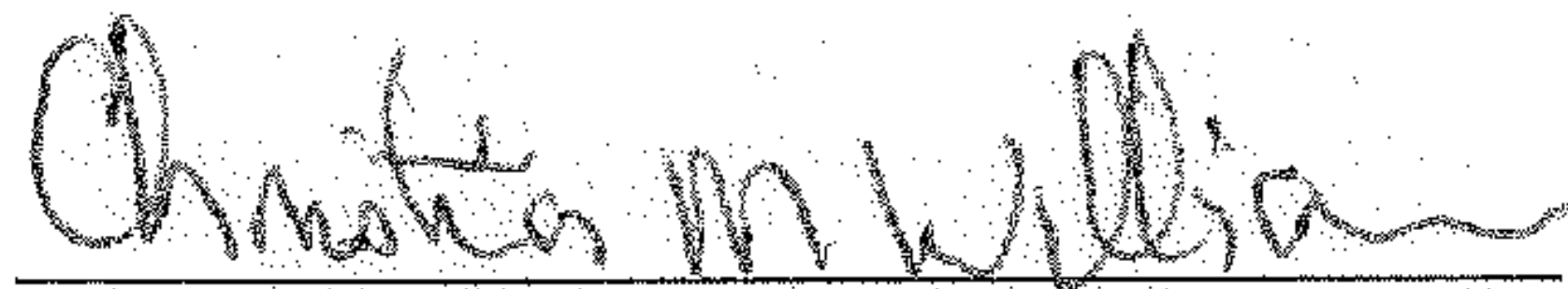
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 **12/31/2025**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

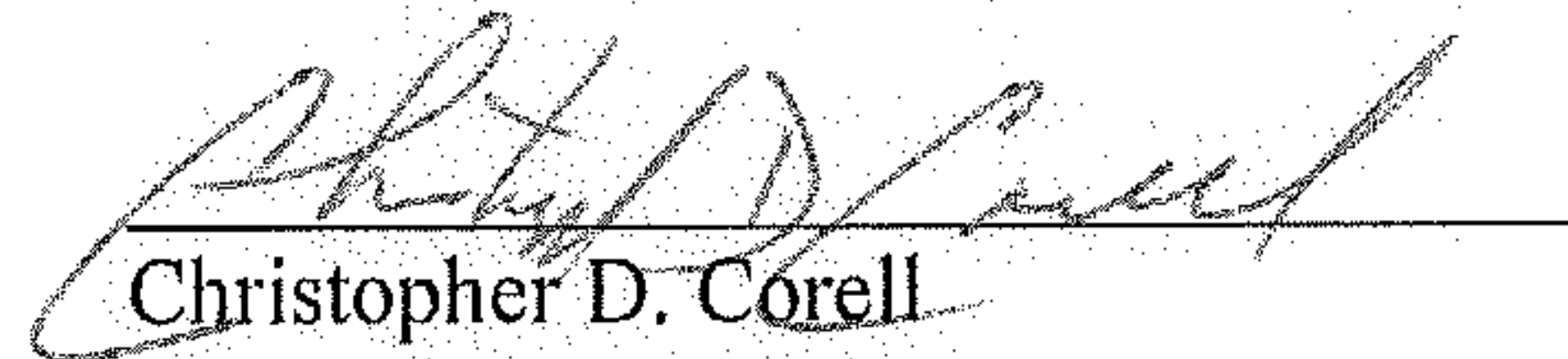


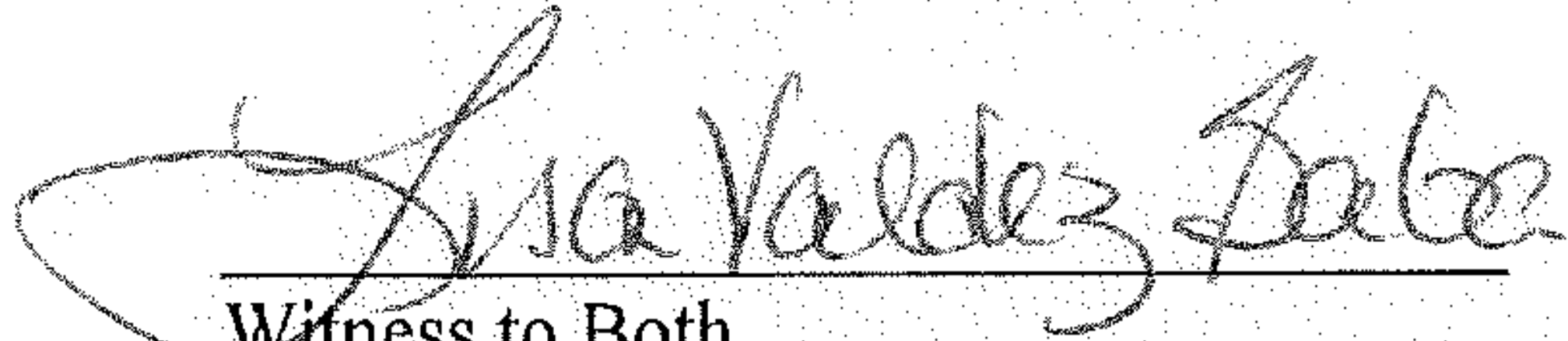
Witness to Both

Printed Name: Christina M Williams

P.O. Address: 2033 Main St. #400

Sarasota, FL 34237


Christopher D. Corell



Witness to Both

Printed Name: LISA VALDEZ SABA

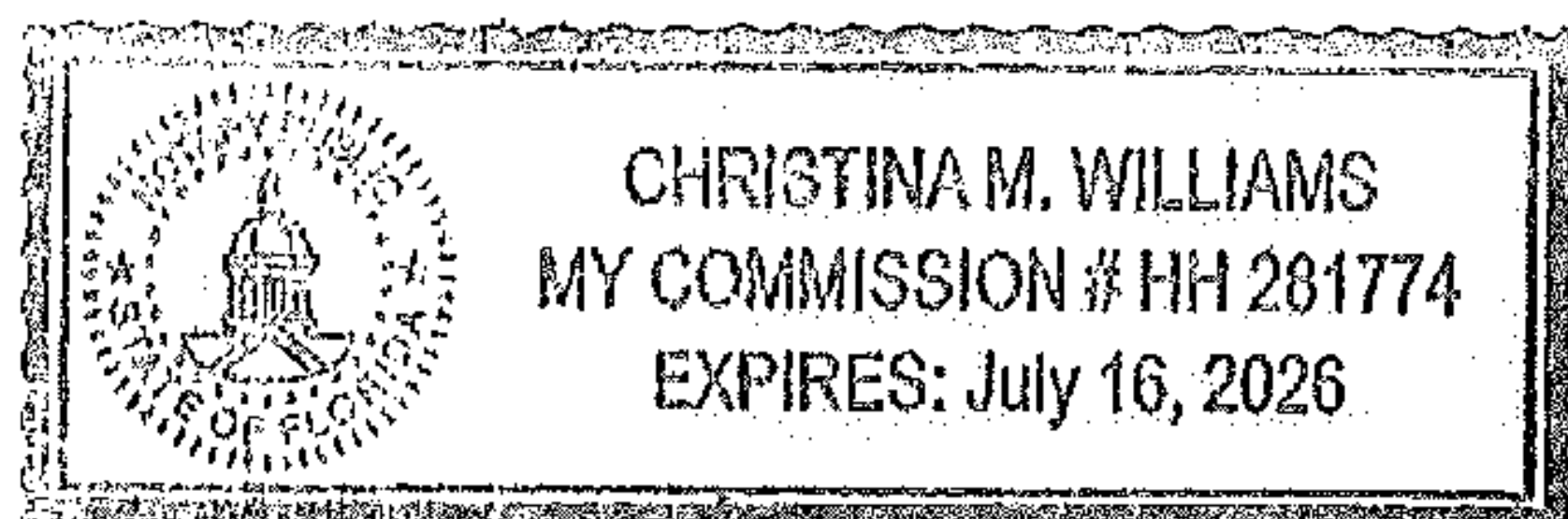
P.O. Address: 2033 Main St. #400

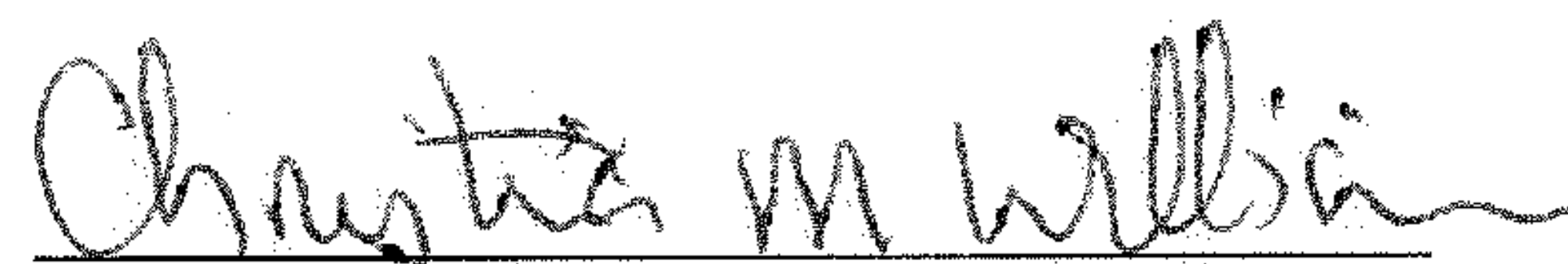
Sarasota, FL 34237


Jeannine Corell

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of June, 2026 by Christopher D. Corell and Jeannine Corell, husband and wife, who ☐ are personally known or who ☒ have produced a driver's license as identification.





Notary Public

Print Name: Christina M Williams

My Commission Expires: July 16, 2026