

Prepared by and return to:
Cindy Weinfeld
Americas Title Corporation
2400 South McCall Road
Suite C
Englewood, FL 34224
(941) 269-8379
File No 28-26-299

6/10/2026 4:11 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3505728

Doc Stamp-Deed: \$1,785.00

Parcel Identification No 0851101015

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WARRANTY DEED

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

This indenture made the 10th day of June, 2026 between ANNA MARIE RYAN, an unremarried widow, whose post office address is 7909 Beaufort Court, Wilmington, NC 28411, of the County of New Hanover, State of North Carolina, Grantor, to JASON SCHWARTZ and GINA SCHWARTZ, a married couple, as tenants in common, whose post office address is 255 Division Avenue, Massapequa, NY 11758, of the County of Nassau, State of New York, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

UNIT NO. 144, THE GLENS OF PARK FOREST, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2170, COMMENCING AT PAGE 1243, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 7909 Beaufort Ct, Wilmington, NC 28411.

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

Subject to taxes for 2025 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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Michelle Hanover
WITNESS
PRINT NAME: Michelle Hanover

Anna Marie Ryan
ANNA MARIE RYAN

John H Krolick Jr
WITNESS
PRINT NAME: John H Krolick Jr

100 myards rd
New Canaan, CT 06840
WITNESS 1 ADDRESS

72 Forest Drive
New Milford, CT 06776
WITNESS 2 ADDRESS

STATE OF ~~NORTH CAROLINA~~ connecticut
COUNTY OF Litchfield

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 9 day of June, 2026, by ANNA MARIE RYAN, (☐) who is/are personally known to me or (☒) who has/have produced Passport as identification.

Michelle Hanover
Signature of Notary Public

Michelle Hanover
Print, Type/Stamp Name of Notary

