

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079462 2 PG(S)

6/11/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506071

Doc Stamp-Deed: \$8,750.00

Prepared by and return to:

Hayley Baldinelli

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6561

Purchase Price: \$1,250,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$8,750.00

Parcel Identification No.: 2027034159

WARRANTY DEED

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

THIS INDENTURE made this **10th day of June, 2026**, between **Beatrice Fernandez and Nancy J. Platkin, a married couple**, whose post office address is **5320 Eastchester Drive, Sarasota, FL 34234-2711**, Grantors, to **Paul Carey and Erin Carey, husband and wife**, whose post office address is **636 Country Club Drive, Itasca, IL 60143**, Grantees:

WITNESSETH, that said Grantors, for and in consideration of the sum of **TEN DOLLARS (U.S.\$10.00)** and other good and valuable considerations to said Grantors 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 1021, OF MARK SARASOTA CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2019150858, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantees that Grantors are 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 Grantors have good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Juliette L. Gettle
Printed Name: Juliette L. Gettle

P.O. Address: _____

1605 Main Street, Suite 1112
Sarasota, FL 34236

Beatrice Fernandez
Beatrice Fernandez

WITNESSES #2:

Hayley Baldinelli
Printed Name: Hayley Baldinelli

P.O. Address: _____

1605 Main Street, Suite 1112
Sarasota, FL 34236

Nancy J. Platkin
Nancy J. Platkin

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of June, 2026, by Beatrice Fernandez and Nancy J. Platkin, a married couple ☐ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Juliette L. Gettle
Signature of Notary Public

Juliette L. Gettle

Print, Type/Stamp Name of Notary

