

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509570

Doc Stamp-Deed: \$4,564.00

Prepared by and return to:

Eric Fleming

The Law Offices of Eric C. Fleming, PA

5011 Ocean Boulevard

305

Sarasota, FL 34242

File No 5855MPR327

Parcel Identification No 0105134080

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WARRANTY DEED

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

This indenture made the 18th day of June, 2026 between James J. Keenan and Deborah I. Keenan, a married couple, whose post office address is 5375 Heartwood Lane, Denver, NC 28037, of the County of Lincoln, North Carolina, Grantor, to Curtis Lee Bartell and Mary Christine Bartell, a married couple, whose post office address is 3493 Barristers Keepe Circle, Fairfax, VA 22031, of the County of Fairfax, Virginia, Grantee:

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 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, situate, lying and being in Sarasota, Florida, to-wit:

Condominium Apartment No. 327 of HARBOR TOWERS YACHT AND RACQUET CLUB, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1116, Pages 1346 to 1378, inclusive, as amended, and as per plat thereof recorded in Condominium Book 9, Pages 16, 16A to 18D, inclusive of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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

Subject to taxes for 2026 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

James J. Keenan
James J. Keenan

Deborah I. Keenan
Deborah I. Keenan

Anna J. Harvey
WITNESS
PRINT NAME: Anna J. Harvey

Walter L. Harvey, III
WITNESS
PRINT NAME: Walter L. Harvey, III

19825-B N. Cove Rd. #107, Cornwall, NC 28031
WITNESS 1 ADDRESS

19825-B N. Cove Rd. #107, Cornwall, NC 28031
WITNESS 2 ADDRESS

STATE OF North Carolina
COUNTY OF Lincoln

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this _____ day of June, 2026, by James J Keenan and Deborah I Keenan, (☐) who is/are personally known to me or (☒) who has/have produced FL Drivers License as identification.

Walter L. Harvey, III
Signature of Notary Public

Walter L. Harvey, III
Print, Type/Stamp Name of Notary

