

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509602

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Jan W. Pitchford, Esq.
Our File Number: 331631-419967

Doc Stamp-Deed: \$6,023.50

Consideration: \$860,450.00
Doc Stamps: \$6,023.50
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 17th day of June, 2026, by Thomas J. Ryan and Margaret A. Ryan, husband and wife ("Grantor") to Mary L. Collins, whose post office address is 5149 Far Oak Circle, Sarasota, FL 34238 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 76, PARCEL A-2, AT TURTLE ROCK, according to the map or plat thereof, as recorded in Plat Book 37, Page(s) 10, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0120130008.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]
Witness#1 Print: Katie Mellor
Witness #1 Address: 240 S. Pineapple Ave
Sarasota FL 34236

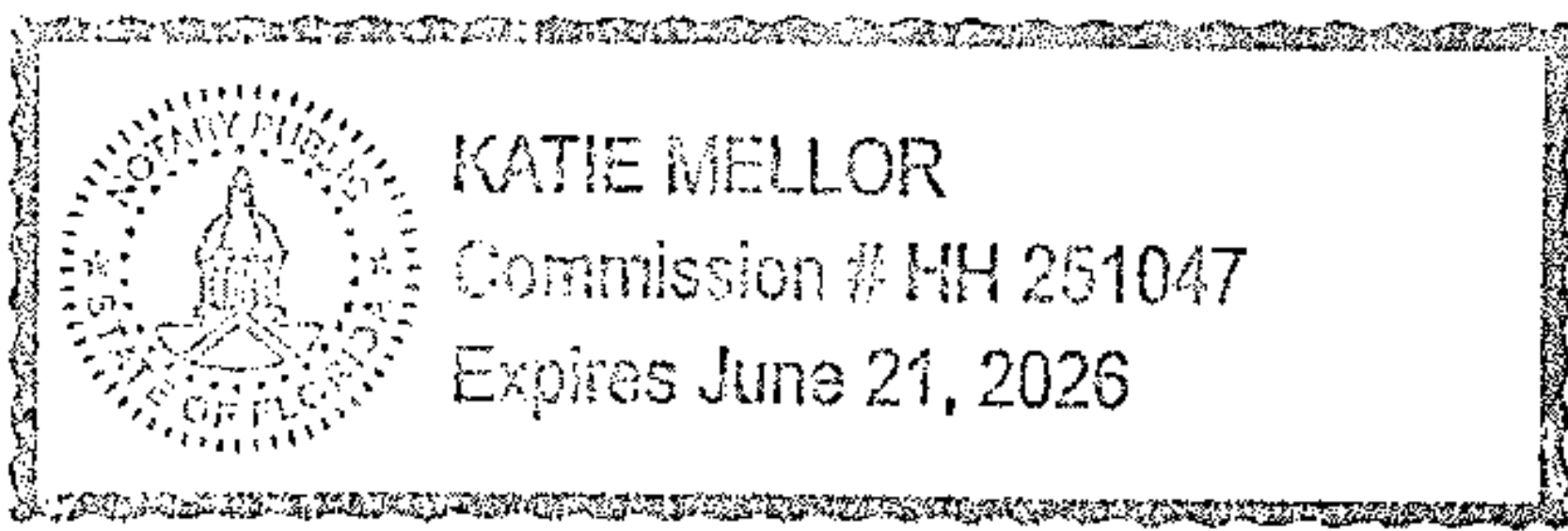
Witness#2 Sign: [Signature]
Witness#2 Print: Jan W. Pitchford
Witness #2 Address: 240 S Pineapple Ave
Sarasota FL 34236

[Signature]
Thomas J. Ryan
Address: 5601 Dunrobin Drive, Unit 5402
Sarasota, FL 34238

[Signature]
Margaret A. Ryan
Address: 5601 Dunrobin Drive, Unit 5402
Sarasota, FL 34238

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of June, 2026, by Thomas J. Ryan and Margaret A. Ryan.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known (OR) Produced Identification ✓
Type of identification produced FLDL