

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088126 2 PG(S)

6/29/2026 11:08 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513302

CONSIDERATION: \$565,000.00

DOC TAX: \$ 3,955.00

RECORD: \$18.50

PARCEL ID NO.: 0129-16-3014

Doc Stamp-Deed: \$3,955.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Jeffrey A. Grebe, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 25th day of June 2026, by and between **PETER D. DONAHUE and MARGARET E. DONAHUE, husband and wife**, hereinafter referred to as Grantor, whose post office address is 33 Gray Duster Circle, Chandler, NC 28715, and **JOHN LIU**, hereinafter referred to as Grantee, whose post office address is 170 North Northwest Highway, Apt 411, Park Ridge, IL 60068.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 222, SUNRISE COVE, SECTION THREE, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1041, Page 1, and all exhibits and amendments thereof, and recorded in Condominium Book 7, Page 35, Public Records of Sarasota County, Florida.

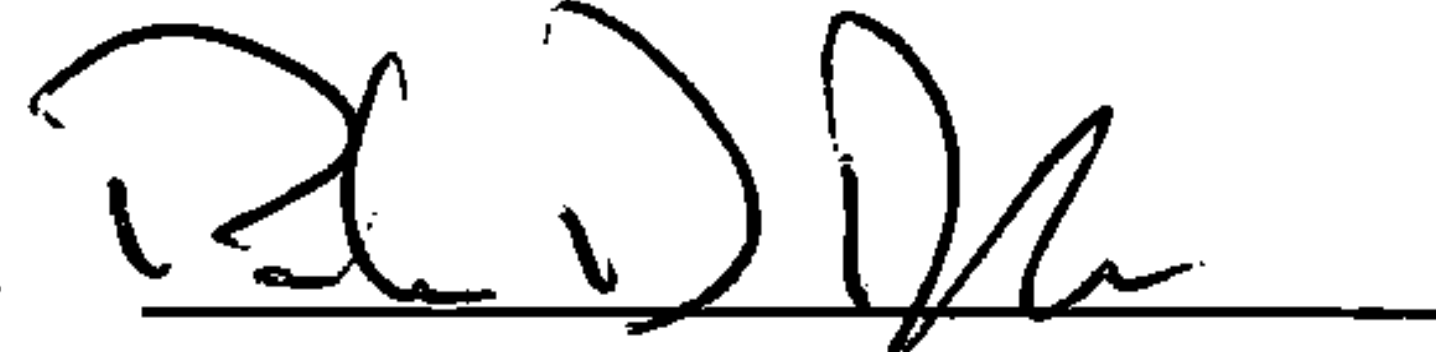
Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):


Witness Name: Michelle Rosenthal


PETER D. DONAHUE

Witness Address: 571 Smokey
Park Hwy Candler, NC 28515


MARGARET E. DONAHUE


Witness Name: Devon Ruble

Witness Address: 571 Smokey
Park Hwy Candler NC 28515

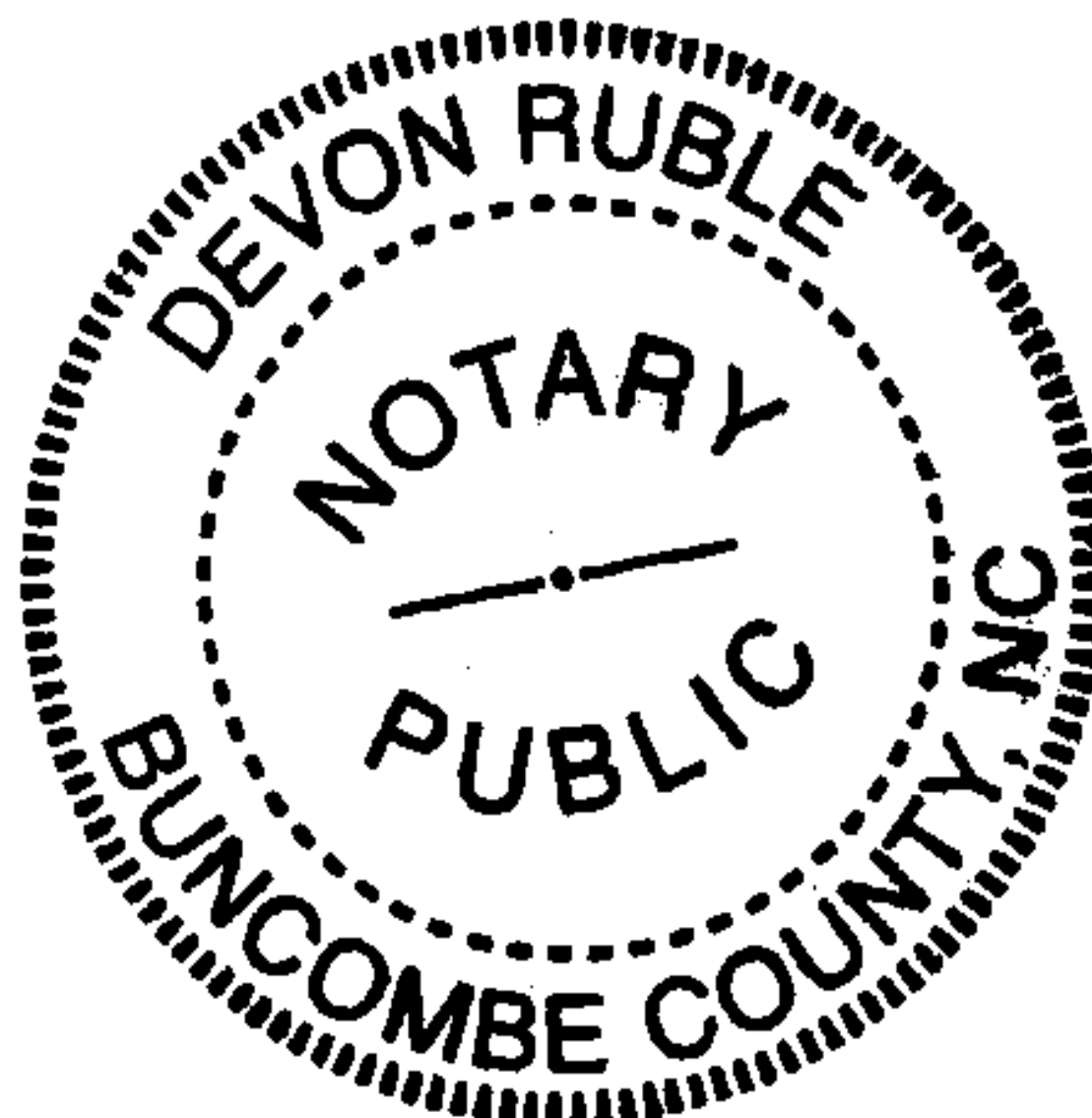
STATE OF NC
COUNTY OF Buncombe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of June 2026 by PETER D. DONAHUE and MARGARET E. DONAHUE, who are personally known to me or who have produced DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)


Signature of Notary Public

Devon Ruble
Print Name of Notary Public



I am a Notary Public of the State of NC, and my commission expires on ~~12-30~~ 12-1-30.