

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026093143 2 PG(S)**

7/8/2026 4:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517342

Doc Stamp-Deed: \$3,640.00

Consideration: \$520,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49370-002

Property Appraiser's Parcel ID No.: 0470-10-0042

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 7th day of July, 2026, by and between **Ana Maria Eldredge, a widow**, whose address is **5352 Layton Drive, Venice, FL 34293** (hereinafter "GRANTOR"), and **Jay A. Farquhar and Heather N. Farquhar, husband and wife, as tenants by the entirety**, whose address is **4654 Crocus Avenue, Monee, IL 60449** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 4060, VENTURA VILLAGE, UNIT 1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 47, 47A THROUGH 47N, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 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 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.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Larissa Aparecida Smith

Printed Name Larissa Smith

P.O. Address 7280 Hawkins Rd
Sarasota 34241

Ana Maria Eldredge
Ana Maria Eldredge

(2) [Signature]

Printed Name Cameron Allen

P.O. Address 8433 Enterprise Cir, Ste 200
Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2026, by Ana Maria Eldredge, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

