

7/13/2026 11:29 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518735



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$3,150.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-04342

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 10th day of July, 2026 by Douglas Linwood Farber and Lisa Marie Farber, Husband And Wife, hereinafter called the Grantor, to Lucy Schwartzman, A Single Woman, whose post office address is: 105 Garfield Street, Berkeley Heights, NJ 07922, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 625, GRAN PARADISO, PHASE 2-F, according to the plat thereof, recorded in Plat Book 48, Page 50, of the Public Records of Sarasota County, Florida.

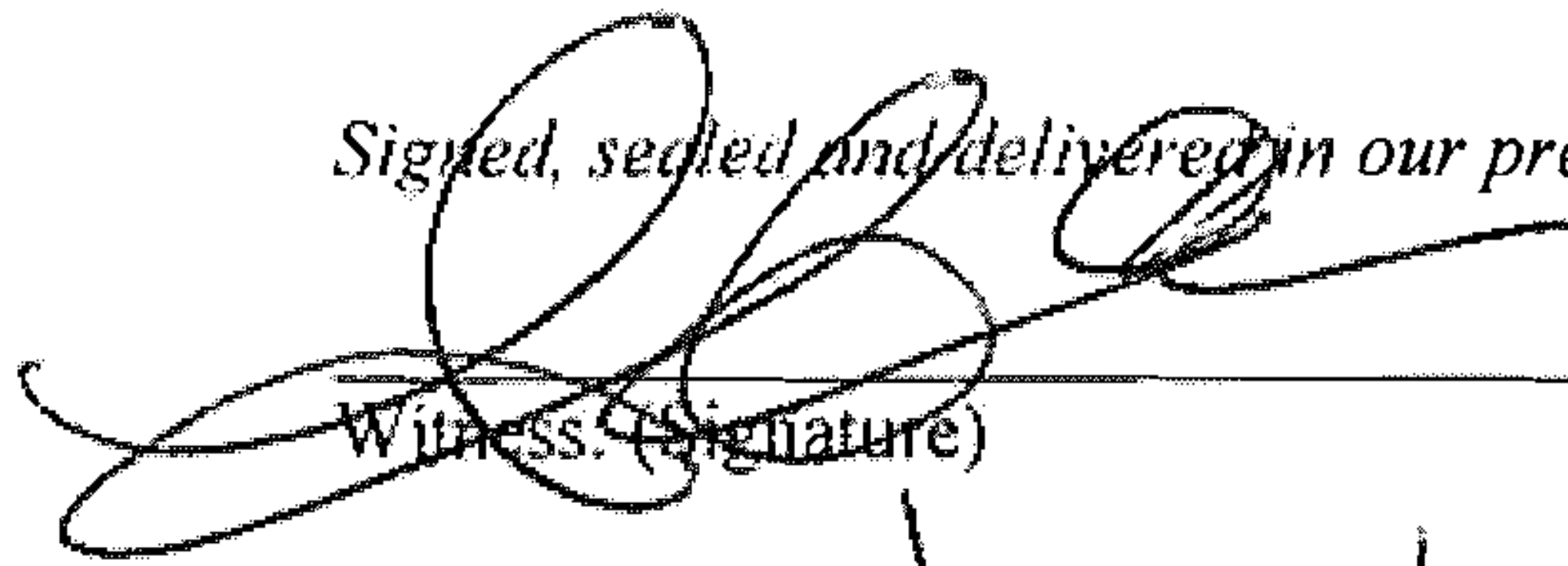
Parcel Identification Number: 0777026250

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

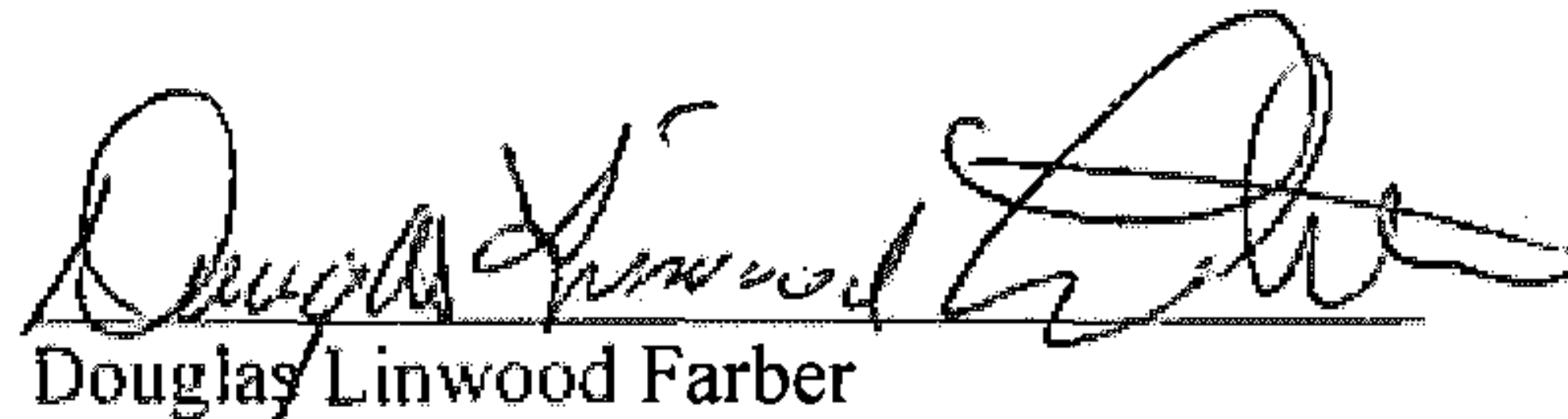
Signed, sealed and delivered in our presence:


Witness: (Signature)

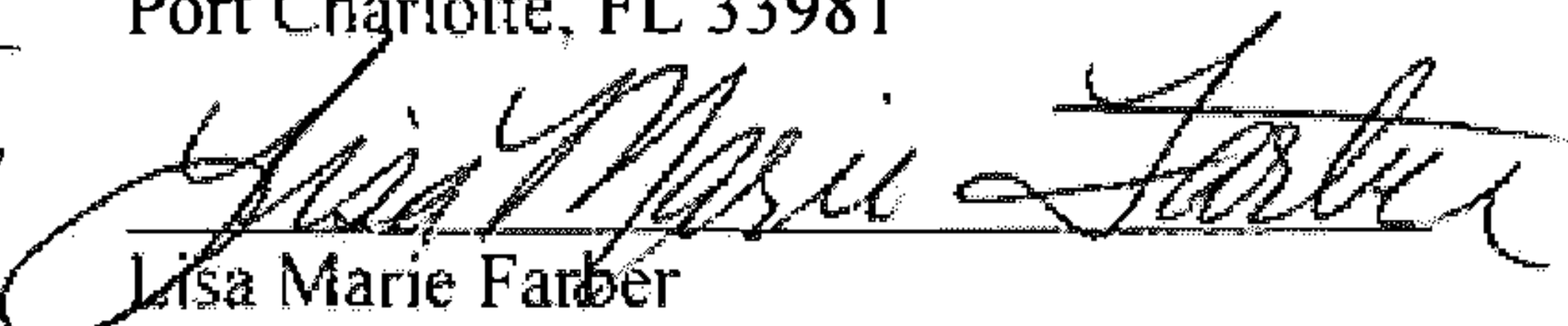
Printed Name Jennifer Lynn Flodin

204 W. Venice Ave Ste 204
Address

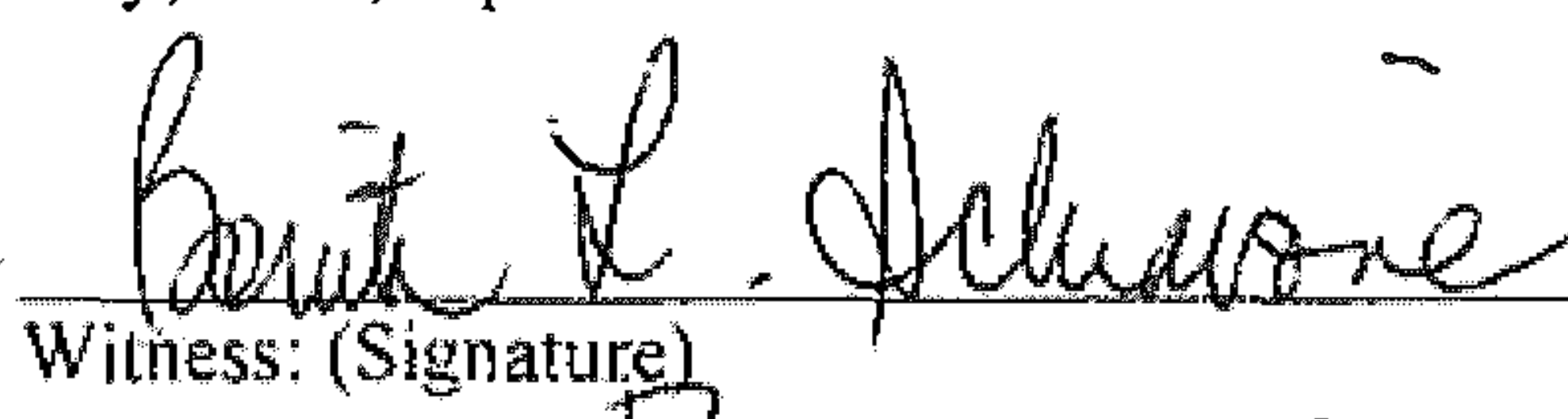
Venice FL 34285
City, State, Zip


Douglas Linwood Farber

14065 Paris Lane
Port Charlotte, FL 33981


Lisa Marie Farber

14065 Paris Lane
Port Charlotte, FL 33981


Witness: (Signature)

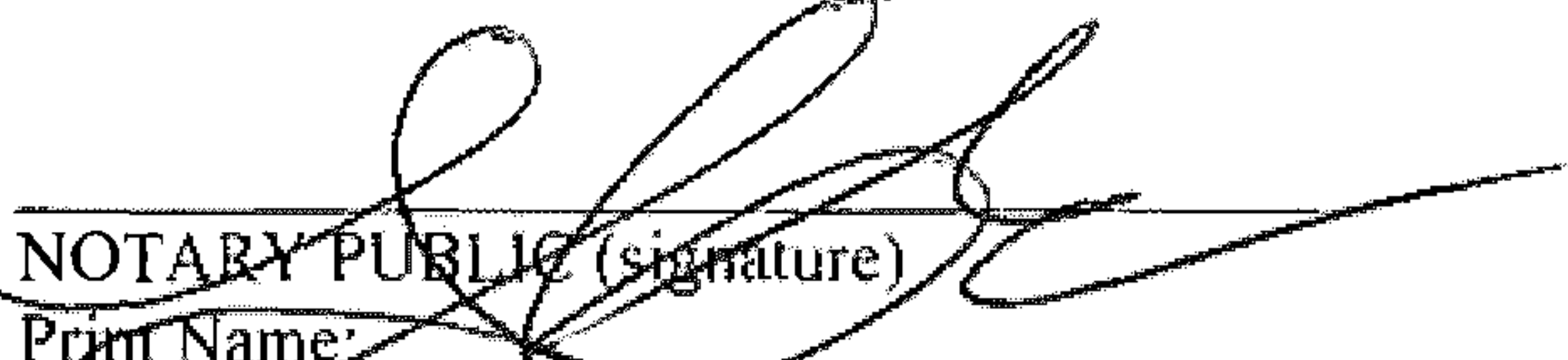
Printed Name Bonita L. Schiarone

2720 Orchid Oaks Dr.
Address

Sarasota, FL 34239
City, State, Zip

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of [☒ physical presence or [] online notarization, this 8 day of July, 2026, by Douglas Linwood Farber, and Lisa Marie Farber,, who: [] is personally known to me or ☒ produced FL DL as identification.


NOTARY PUBLIC (signature)
Print Name: _____
My Commission Expires: _____
Stamp/Seal: _____

