

CONSIDERATION: \$175,000.00

DOC TAX: \$ 1,225.00

RECORD: \$18.50

PARCEL ID NO.: 2001-10-1039

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Sarah Ferlazzo, Esq.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026110972 2 PG(S)

8/14/2026 11:34 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532696

Doc Stamp-Deed: \$1,225.00

WARRANTY DEED

THIS INDENTURE is made as of the 13th day of August 2026, by and between **EDWARD H. ACHTEL and WENDY K. ACHTEL, husband and wife**, hereinafter referred to as Grantor, whose post office address is 4214 Pine Meadow Terrace, Sarasota, FL 34233, and **SARA A. OWEN**, hereinafter referred to as Grantee, whose post office address is 5010 Barrington Circle Unit 2001, Sarasota, FL 34234.

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:

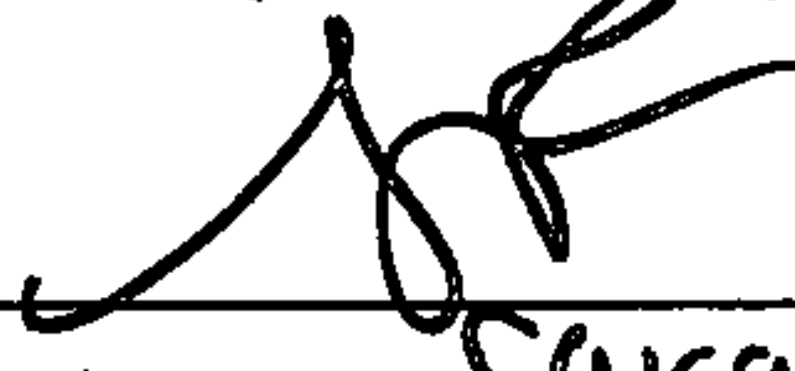
Unit 2001, BARRINGTON WOODS, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1449, Page 1285, and all exhibits and amendments thereof, and recorded in Condominium Book 17, Pages 17 and 17A, Public Records of Sarasota County, Florida.

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.

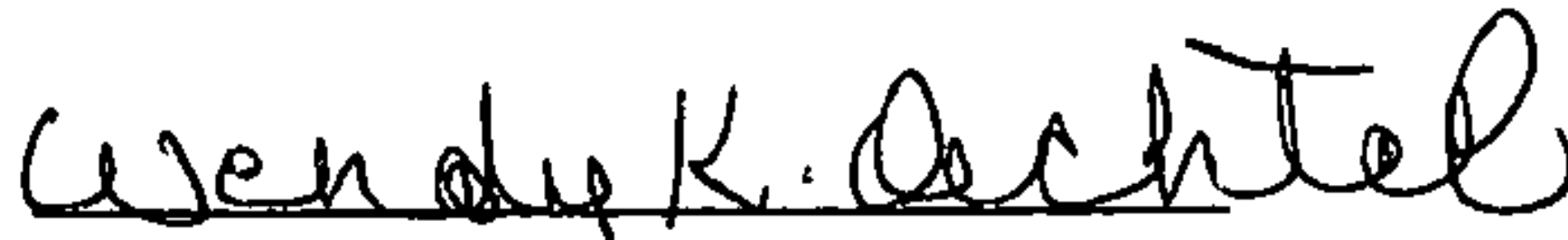
IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):


Witness Name: Sarah Ferlazzo


EDWARD H. ACHTEL

Witness Address: 50 Central Ave
8th Floor, Sarasota, FL 34236


WENDY K. ACHTEL


Witness Name: Vancie Kalin

Witness Address: 1605 Main Street, Suite 100
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of August 2026 by EDWARD H. ACHTEL and WENDY K. ACHTEL, who are personally known to me or who have produced FL DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.


Signature of Notary Public

(Notary Seal)

Print Name of Notary Public



I am a Notary Public of the State of Florida,
and my commission expires on _____.