

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026112708 2 PG(S)**

8/18/2026 4:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3534232

Consideration: \$360,000.00
Recording Fees: \$18.50
Documentary Stamps: \$2,520.00

Doc Stamp-Deed: \$2,520.00

Prepared by and Return To:



MOMENTUM TITLE

Keri Sell, Senior Closing Agent
MOMENTUM TITLE
206 Harbor Drive S.
Venice, FL 34285
File No.: MT-26-070

WARRANTY DEED

This Warranty Deed is made by **Jeffrey A. Boudrie and Rebekah L. Boudrie, husband and wife**, hereinafter referred to as "Grantor," to **Olivia scharlacken, a single woman**, whose address is: 2551 Wilkinson Rd, Sarasota, FL 34231, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Lots 1 and 2, Block E, FOREST HILLS, according to the plat thereof recorded in Plat Book 1, Page 208, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: 0074160002.

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.

Executed on the 17th day of August, 2026.

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES**

Keri Sell

Witness 1 Signature

Witness 1 Printed Name:

Keri Sell

Witness 1 Address:

206 Harbor Drive S
Venice, FL 34285

As to all Grantors

April Agee

Witness 2 Signature

Witness 2 Printed Name:

April Agee

Witness 2 Address:

206 Harbor Drive S
Venice, FL 34285

As to all Grantors

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization this 17th day of August, 2026 by Jeffrey A. Boudrie and Rebekah L. Boudrie, who is personally known to me or who has produced FLDL (type of identification) as identification.

Keri Sell

Notary Public

Printed Name: Keri Sell

Commission # HH 655531

My Commission Expires: Mar 24 2029

GRANTOR:

Jeffrey A. Boudrie

Jeffrey A. Boudrie
3709 Caledonia Lane
Sarasota, FL 34240

Rebekah L. Boudrie

Rebekah L. Boudrie
3709 Caledonia Lane
Sarasota, FL 34240

