

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117583 2 PG(S)**

8/28/2026 1:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538470

Prepared by (and return to):

Jodi M. Ruberg, Esq.



1515 Ringling Boulevard, Suite 320
Sarasota, FL 34236

Doc Stamp-Deed: \$7,560.00

Consideration: \$1,080,000.00

Doc Stamps: \$7,560.00

Recording Fee: \$18.50

Parcel Identification Number(s): 2003090004

WARRANTY DEED

This Warranty Deed is made effective this 27th day of August, 2026, by Matthew G. Garrison and Lisa A. Garrison, husband and wife, whose post office address is 156 Sheridan Road, Winnetka, IL 60093, hereinafter referred to as "Grantor", to Riaan Vermeulen, whose post office address is 418 Sapphire Drive, Sarasota, FL 34234, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

LOT 1, BLOCK "C", SAPPHIRE SHORES, AS PER PLAT
THEREOF RECORDED IN PLAT BOOK 1, PAGES 153, 154,
173, 174, 175 AND 176, OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.

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.

WITNESSES AS TO BOTH:

Witness#1 Sign: Joy Macias
Witness#1 Print: Joy Macias
Witness #1 Address: _____
9823 Silver Lasso St Las Vegas NV 89183

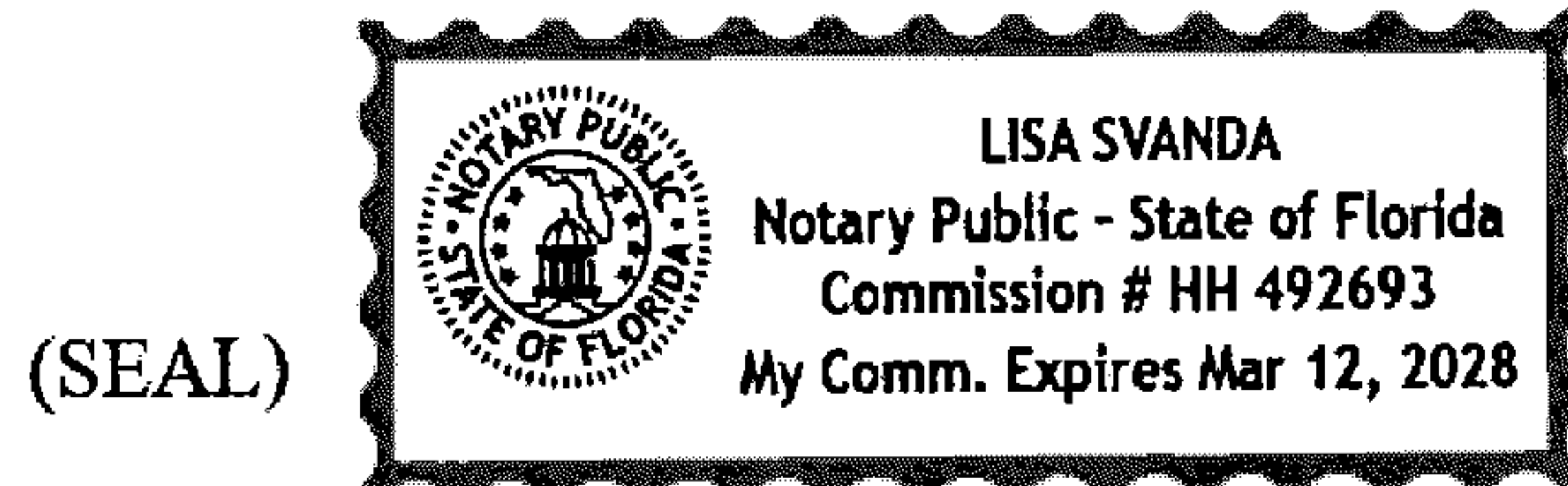
Matthew G. Garrison
Matthew G. Garrison

Witness#2 Sign: Lisa Svanda
Witness#2 Print: Lisa Svanda
Witness #2 Address: _____
8401 Turnberry Circle, Sarasota, FL 34241

Lisa A. Garrison
Lisa A. Garrison

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☒ online notarization this 26 day of August, 2026, by Matthew G. Garrison and Lisa A.
Garrison, who ☐ are personally known to me, or ☒ have produced IL driver's license
_____ as identification.



Lisa Svanda
Notary Public Lisa Svanda
Print Name: _____
My Commission Expires: 3/12/2028

Notarization online using 2way Audio/Video technology.