

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119397 2 PG(S)**

9/1/2026 2:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539957

Consideration: \$446,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: T.R. Smith, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49831-001

Doc Stamp-Deed: \$3,122.00

Property Appraiser's Parcel ID No.: 0118130058

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 31st day of August, 2026, by and between **JASON J. HARCHUCK AND COLLEEN P. HARCHUCK, HUSBAND AND WIFE**, whose address is **5521 Cantucci Street, Nokomis, FL 34275** (hereinafter "GRANTOR"), and **MICHAEL O'BRIEN AND VANESSA O'BRIEN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **479 Sunnybrook Lane, Wheaton, IL 60187** (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 896, VILLAGEWALK, UNIT 4A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 2, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

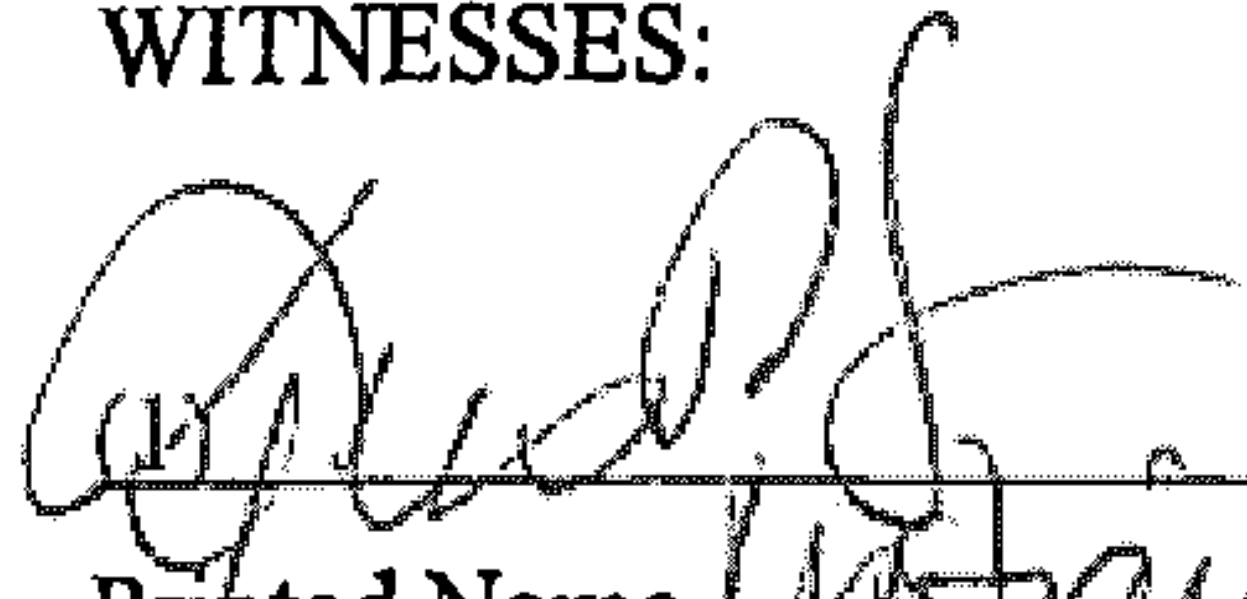
Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the 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.

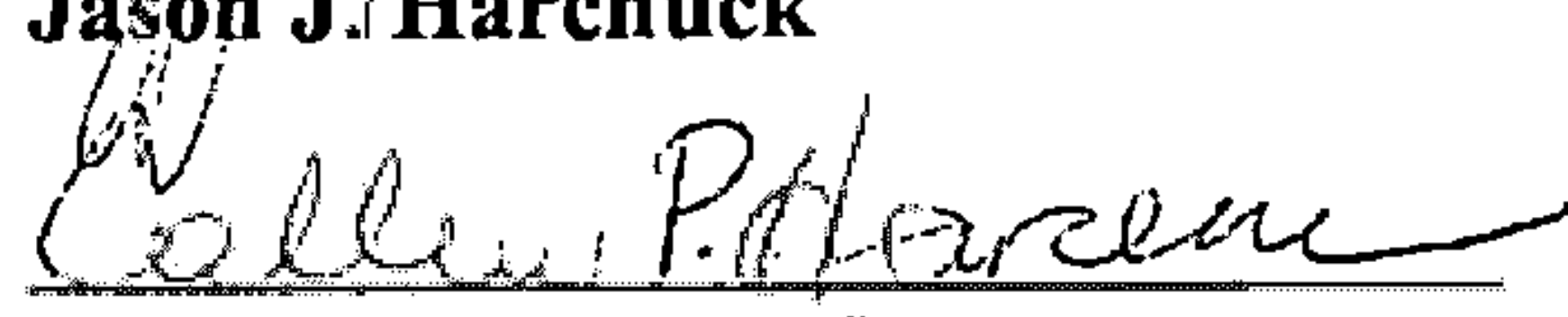
Signed, sealed and delivered in our presence:

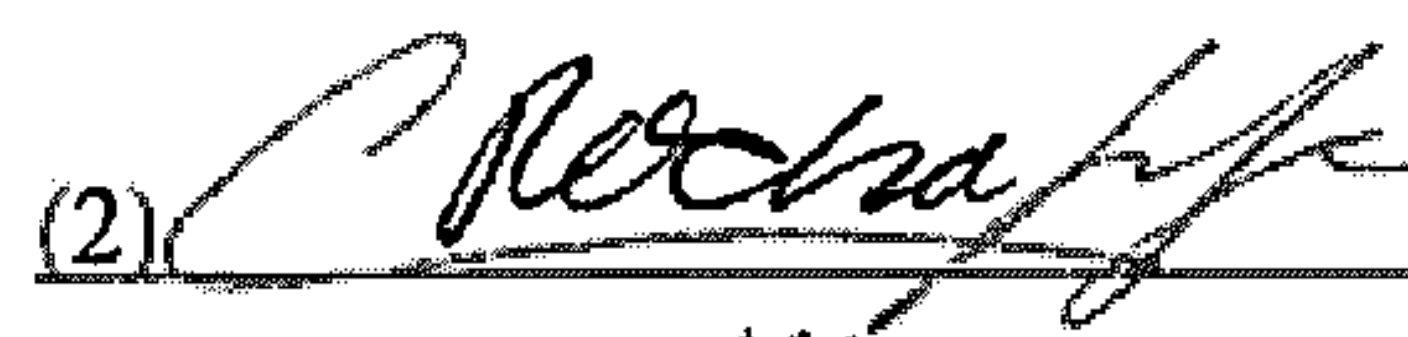
WITNESSES:


Printed Name Kristiana P. Shultis
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

GRANTOR:

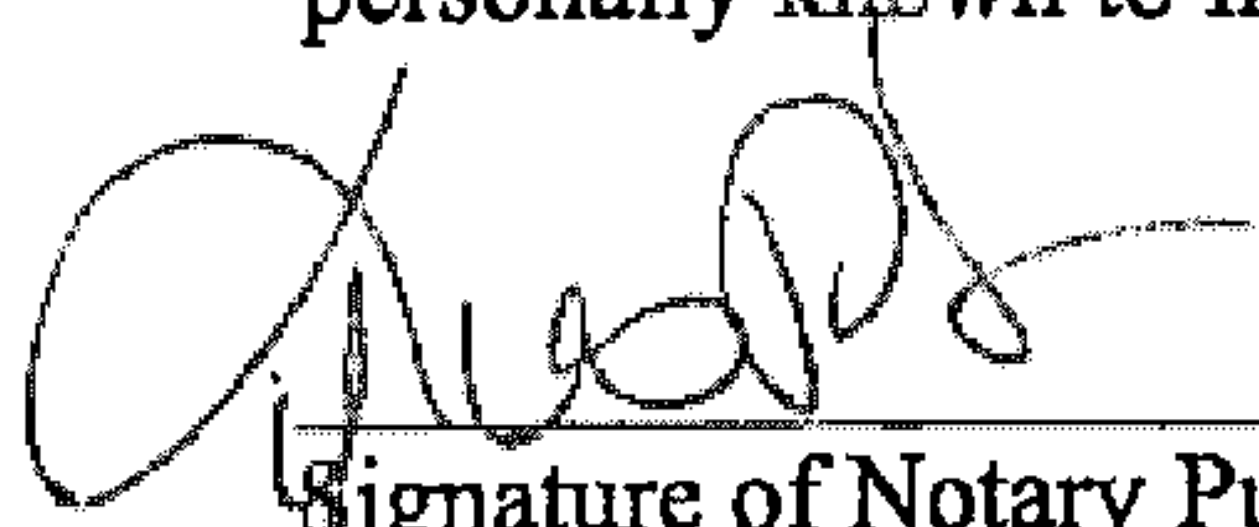

Jason J. Harchuck


Colleen P. Harchuck

(2) 
Printed Name Carolina Rocha Jafe
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

STATE OF FLORIDA
COUNTY OF MANATEE Sarasota 

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of August, 2026, by Jason J Harchuck and Colleen P. Harchuck, ☐ who is/are personally known to me or ☒ who has/have produced FLDL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

