

Consideration: \$242,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
324 South Hyde Park Avenue
Suite 325
Tampa, FL 33606
26-50335-001

9/1/2026 4:29 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3540127

Doc Stamp-Deed: \$1,694.00

Property Appraiser's Parcel ID No.: 0267-15-1039

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 31st day of August, 2026, by and between **BRICHER COASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **4717 Long Lake Drive, Sarasota, FL 34233** (hereinafter "GRANTOR"), and **GORDON GILMAN AND JANICE O'NEILL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **80 Queen St., St Andrews, New Brunswick E5B1C6, Canada** (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:

UNIT 1421, BUILDING 1400, OF VERANDA IV AT HERITAGE OAKS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN INSTRUMENT NO. 2000015022, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

(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:

(1) *N. Moller*
Printed Name Noah Moller
P.O. Address Mckenzie TN
38201

(2) *Alicia Legens*
Printed Name Alicia Legens
P.O. Address Mckenzie TN
38201

GRANTOR:

**BRICHER COASTAL, LLC, A FLORIDA
LIMITED LIABILITY COMPANY**

By: *Brian Moller*
Brian Moller
Its: Authorized Member

By: *Cheryl Moller*
Cheryl Moller
Its: Authorized Member

Tennessee
STATE OF ~~FLORIDA~~
COUNTY OF Carroll

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 24th day of August, 2026, by Brian Moller and Cheryl Moller, Authorized Members of Bricher Coastal, LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or () who has/have produced _____ as identification.

Mary Beth Howington
Signature of Notary Public

Mary Beth Howington
Print, Type Stamp Name of Notary

