

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026123280 2 PG(S)

9/10/2026 11:42 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543235

Consideration: \$268,000.00

Prepared by and return to:

Opus Title, LLC

Attn:Lori Bo

PO Box 5947

Sarasota, FL 34277

OTL-26-599

Doc Stamp-Deed: \$1,876.00

Property Appraiser's Parcel ID No.: Property 1:  
0068-09-1026

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 9th day of September, 2026, by and between **LINDA DOHERTY, an unmarried woman, INDIVIDUALLY, AND AS TRUSTEE FOR THE LINDA DOHERTY REVOCABLE TRUST DATED NOVEMBER 23, 2004**, whose address is **236 Wilshire Boulevard, Swedesboro, NJ 08085** (hereinafter "GRANTOR"), and **LUKE FRANCO AND ANASTASIA PETROU, husband and wife, as tenants by the entirety**, whose address is **4224 Via Piedra Circle, 4-102, Sarasota, FL 34233** (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:

**CONDOMINIUM UNIT NO. 4-102. STONERIDGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN INSTRUMENT NUMBER 2005158106, AND ANY AMENDMENTS THERETO , OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENT APPURTENANT THERETO.**

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 named Grantor herein represents that they are the sole trustee of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantees.

*(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:

GRANTOR:

(1) Tameka Rainer  
Printed Name Tameka Rainer  
P.O. Address 501 Chews Landing Rd  
Apt. 144 Sicklerville, NJ 08081

(2) Tarnisha E. Carter  
Printed Name Tarnisha E. Carter  
P.O. Address 1000 Lakeshore Drive  
Camden, New Jersey 08104

**LINDA DOHERTY, INDIVIDUALLY, AND AS  
TRUSTEE FOR THE LINDA DOHERTY  
REVOCABLE TRUST DATED NOVEMBER  
23, 2004**

Linda Doherty, Individually, and as Trustee  
**Linda Doherty, Individually, and as Trustee** aforesaid,  
**aforesaid**

STATE OF NEW JERSEY  
COUNTY OF Gloucester

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization, this 8<sup>th</sup> day of September, 2026, by Linda Doherty, Individually, and as Trustee for the Linda  
Doherty Revocable Trust dated November 23, 2004, ☐ who is personally known to me or ☒ who has  
produced Driver's license as identification.

Tarnisha E. Carter  
Signature of Notary Public

Tarnisha E Carter  
Print, Type/Stamp Name of Notary

{AFFIX NOTARIAL STAMP/SEAL}

