

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123910 2 PG(S)**

9/11/2026 12:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543803

Doc Stamp-Deed: \$10,675.00

Consideration: \$1,525,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49081-002

Property Appraiser's Parcel ID No.: 0082-02-0006

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 9th day of September, 2026, by and between **MARGARET HAWTHORNE AKA MARGARET FOLDES, AND SUZANNE HOLSON, A MARRIED WOMAN**, whose address is **11821 Judiths Grove Court, Manassas, VA 20112** (hereinafter "GRANTOR"), and **JEREMY GARRETT** whose address is **312 Avenida Madera, Siesta Key, FL 34242** (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 5, SIESTA ISLES, UNIT 1A, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 90 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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) [Signature]
Printed Name Breanna DeMilio
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

(2) [Signature]
Printed Name William McComb
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

GRANTOR:

[Signature]
Margaret Hawthorne AKA Margaret Foldes
[Signature]
Suzanne Holson

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 9th day of September, 2026, by Margaret Hawthorne AKA Margaret Foldes and Suzanne Holson (☐) who is/are personally known to me or (☒) who has/have produced Virginia Driver License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

