

9/16/2026 1:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545763

Doc Stamp-Deed: \$4,235.00

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 605,000.00

File Number: 2026-292
Parcel ID: 0129-08-2004

Warranty Deed

Made this 15th day of September, 2026 by, **Falconeri-Gordon & Sons LLC**, an Oregon Limited Liability Company, whose post office address is: **1584 Holly Street, West Linn, OR 97068**, hereinafter called the grantor, to: **Brian Herschel Morton and Angela Dillon Morton, husband and wife**, whose post office address is: **13802 Khilani Court, Tampa, FL 33624**, hereinafter called the grantee,

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: that the grantor, for and in consideration of the sum of SIX HUNDRED FIVE THOUSAND AND 00/100 and 00/100 Dollars (\$605,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

UNIT NO. 105-B, TURTLE BAY, A CONDOMINIUM, SECTION 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1428, PAGE 1965, AND ALL AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 16, PAGES 21, 21A THROUGH 21E, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 0129-08-2004

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that

the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness: Asia Mcneal

Print Name: Asia Mcneal

Address: 27012 oak path unit 103 wesley chapel fl 35544

Nora Lisa Falconeri

Nora Lisa Falconeri, President of Falconeri-Gordon & Sons LLC

Witness: Gregory J Giesecke

Print Name: Gregory J Giesecke

8025 Artisan Circle, Seminole, FL 33777

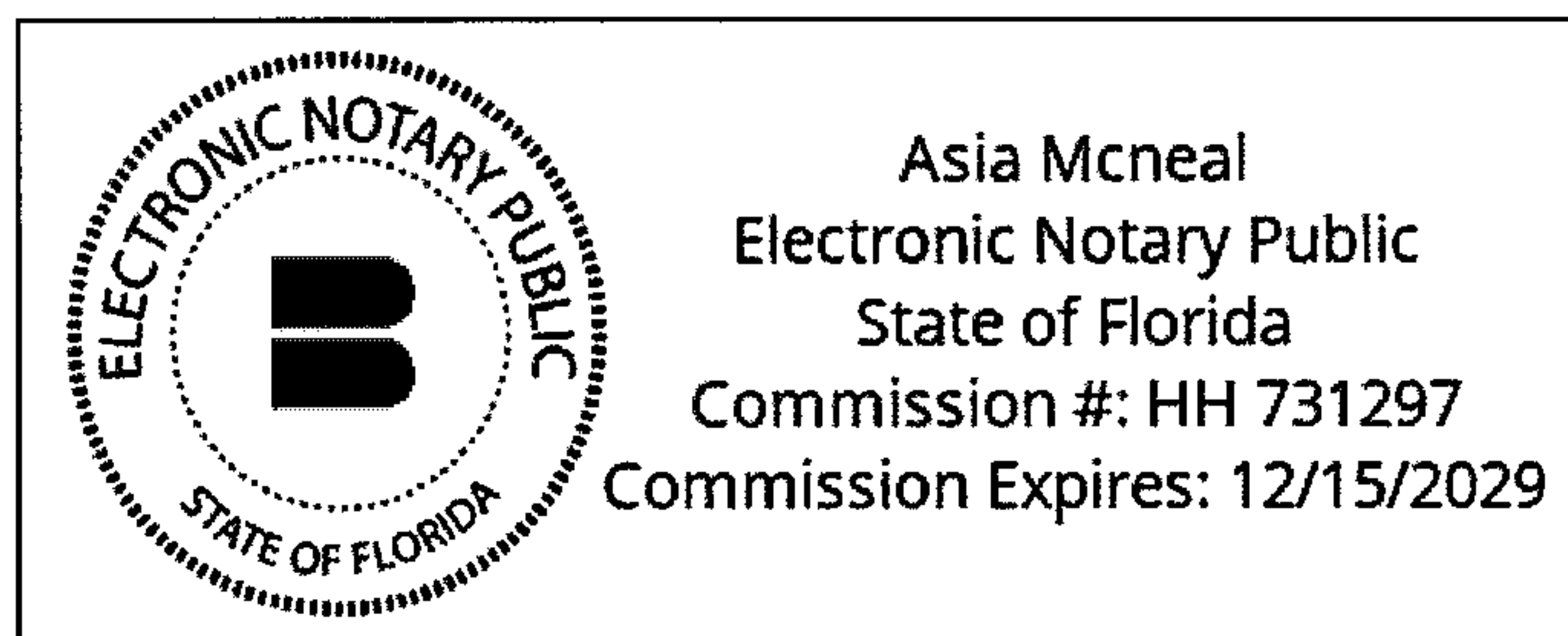
STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 15th day of September, 2026, by Nora Lisa Falconeri, President of Falconeri-Gordon & Sons LLC, a OR Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced drivers license as identification.

Notarized online using audio-video communication technology

Asia Mcneal
Signature of Notary Public

Asia Mcneal
Print, Type/Stamp Name of Notary



WARRANTY DEED