

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026128381 2 PG(S)**

Prepared By and Return To:
WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM
Attn: John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224

9/22/2026 1:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547742

Order No.: 2026-50915JLW

Doc Stamp-Deed: \$1,330.00

Property Appraiser's Parcel I.D. (folio) Number:
0442131117

WARRANTY DEED

THIS WARRANTY DEED dated September 21, 2026, by **ALEXANDRA MERTON**, a single person, whose post office address is 15530 Render Wy #8100, Nokomis, Florida 34275 (the "Grantor"), to **RODNEY HEFNER and JULIE HISS**, as joint tenants with rights of survivorship, whose post office address is 746 HARRINGTON LAKE DRIVE #117, VENICE, FL 34293 (the "Grantee").

(Wherever used herein the terms "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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

Condominium Unit 117, HARRINGTON LAKE, according to the Declaration of Condominium thereof, recorded in Official Records Book 1914, Page 2057, and any amendments thereto, and per plat thereof recorded in Condominium Book 26, Page(s) 16-16I, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

The property is the homestead of the Grantor(s).

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: 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 presence of:

Jill Richardson

Witness Signature

Jill Richardson

Printed Name of First Witness

3195 S. Access Rd. Englewood
Address of First Witness FL 34224

Cheyenne Wenker

Witness Signature

Cheyenne Wenker

Printed Name of Second Witness

3195 S. Access Rd. Englewood
Address of Second Witness FL 34224

Alexandra Merton
ALEXANDRA MERTON

Grantor Address:

STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 17 day of September, 2020 by ALEXANDRA MERTON, who is/are personally known to me or who has/have produced Driver License as identification and who did take an oath.

Jill Richardson

Notary Public, State of

My Commission Expires:

(Seal)

