

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026039441 2 PG(S)**

Consideration: \$1,650,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47242-001

**3/26/2026 3:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3472042**

Doc Stamp-Deed: \$11,550.00

Property Appraiser's Parcel ID No.: 0082100034

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of March, 2026, by and between **JIM SLATER AND CHERYL SLATER, HUSBAND AND WIFE**, whose address is **119 Cedar Hills Drive, Pikeville, KY 41501** (hereinafter "GRANTOR"), and **DANIEL GAGNIER AND STEPHANIE GAGNIER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **2351 Cut Off Rd, Coopersburg, PA 18036** (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 134, SIESTA ISLES, UNIT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 8, 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.

(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) *Gabrielle Turpin*
Printed Name Gabrielle Turpin
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

GRANTOR:

Jim Slater
Jim Slater
Cheryl Slater
Cheryl Slater

(2) *Kristiana P. Shultis*
Printed Name Kristiana P. Shultis
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 17 day of March, 2026, by Jim Slater and Cheryl Slater, () who is/are personally known to me or () who has/have produced DL as identification.

Kristiana P. Shultis
Signature of Notary Public

Print, Type/Stamp Name of Notary

