

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026039481 2 PG(S)**

Consideration: \$510,025.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47581-001

**3/26/2026 3:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3472077**

Doc Stamp-Deed: \$3,570.70

Property Appraiser's Parcel ID No.: 0156040048

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of March, 2026, by and between **JIM MALONEY A/K/A JAMES MALONEY AND LINDA MALONEY, HUSBAND AND WIFE**, whose address is **570 Crane Prairie Way, Osprey, FL 34229** (hereinafter "GRANTOR"), and **JAMES SLATER AND CHERYL ANN SLATER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **119 Cedar Hills Drive, Pikeville, KY 41501** (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 132, WILLOWBEND, PHASE 4, according to the map or plat thereof, as recorded in Plat Book 44, Page 33, 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.

(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) [Signature]
Printed Name Jamie Ebling
P.O. Address 3700 S. Tamiami Trl.
Sarasota, FL 34239

[Signature]
Jim Maloney a/k/a James Maloney
[Signature]
Linda Maloney

(2) [Signature]
Printed Name Medley Sawsted -
P.O. Address 3309 Sheffield Cir. Sarasota Fl.
34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 19th day of March, 2026, by Jim Maloney a/k/a James Maloney and Linda Maloney, () who is/are personally known to me or (X) who has/have produced FL. DR. LIC. as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

