

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026039754 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

**3/27/2026 10:22 AM**

**KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3472324

Order No.: 2026-50158JLW

**Doc Stamp-Deed: \$2,940.00**

Property Appraiser's Parcel I.D. (folio) Number:  
0478040013

**WARRANTY DEED**

**THIS WARRANTY DEED** dated March 26, 2026, by **JUDITH C. JONES, a single woman, Individually, and as Sole Trustee of the JONES FAMILY TRUST AGREEMENT DATED FEBRUARY 6, 2014**, whose post office address is 9300 CLUBSIDE CIR, Unit 1303, Sarasota, Florida 34238 (the "Grantor"), to **JEFFREY L. BEBERNES and SHERYL L. BEBERNES, a married couple**, whose post office address is 1725 Larson Street, Englewood, FL 34223 (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:

**The West 195 of Lot 3, THOMAS E. HEASLEY SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 5, Page 90, of the Public Records of Sarasota County, Florida.**

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

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

Neither the Grantor Trustees named herein, nor the spouses thereof, nor anyone for whose support they are responsible reside on or adjacent to the property herein described and said property is not therefore their homestead property.

**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:

Faith Newman  
Witness Signature

Faith Newman  
Printed Name of First Witness

3195 S. Access Road Englewood, Florida  
34224  
Address of First Witness

[Signature]  
Witness Signature

Tiffany Pride  
Printed Name of Second Witness

3195 S. Access Road Englewood, Florida  
34224  
Address of Second Witness

BY: [Signature]  
JUDITH C. JONES, Individually and as Sole  
Trustee of the JONES FAMILY TRUST  
AGREEMENT DATED FEBRUARY 6, 2014

**Grantor Address:**  
9300 CLUBSIDE CIR  
Sarasota, FL 34238

STATE OF FLORIDA

COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_ online notarization, this 24 day of March, 2026 by JUDITH C. JONES, Individually and as Sole Trustee of the JONES FAMILY TRUST AGREEMENT DATED FEBRUARY 6, 2014, who is/are personally known to me or who has/have produced ID photo as identification and who did take an oath.

[Signature]  
Notary Public, State of  
My Commission Expires:  
(Seal)

