

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026043350 2 PG(S)**

Consideration: \$340,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: William McComb, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-47835-001

4/2/2026 2:41 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3475290

**Doc Stamp-Deed: \$2,380.00**

Property Appraiser's Parcel ID No.: 0061160084

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 1st day of April, 2026, by and between **ABC FAMILY LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**, whose address is **PO Box 25334, Sarasota, FL 34277** (hereinafter "GRANTOR"), and **MARCO AURELIO CAETANO REIS, A SINGLE MAN**, whose address is **19725 Rock Haven Lane, Venice, FL 34293** (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 118, SARASOTA SPRINGS, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 5, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

*(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) [Signature]  
Printed Name Armen Boyajian  
P.O. Address 25334  
Sarasota, FL 34277

(2) [Signature]  
Printed Name Ariana G. (D)  
P.O. Address P.O. Box 25334  
Sarasota, FL 34277

GRANTOR:

**ABC FAMILY LLC,  
a North Carolina Limited Liability Company**

By: [Signature]  
**David Balot**  
Its: **Manager**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization, this 23 day of March, 2026, by David Balot, as Manager of ABC Family LLC, a North Carolina Limited Liability Company, () who is personally known to me or ( ) who has produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public

Sherry Lepage  
Print, Type/Stamp Name of Notary

