

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044335 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476078

Doc Stamp-Deed: \$4,690.00

Consideration: \$670,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48054-001

Property Appraiser's Parcel ID No.: 0484-08-0108

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 2nd day of April, 2026, by and between **ROGER J. CUMMINGS AND MARY BETH CANTELL, HUSBAND AND WIFE**, whose address is **26501 Sandy Hill Drive, Englewood, FL 34223** (hereinafter "GRANTOR"), and **KELLY MICHAEL GREEN AND LISA LYNN GREEN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **3203 Mount Saint Helens Court, West Richland, WA 99353** (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 329, OF BOCA ROYALE UNIT 12 PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 18, 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) Sally E Martell
Printed Name SALLY E MARTELL
P.O. Address 8388 S Jamiami Trail, #156
Sarasota FL 34238

Roger J. Cummings
Roger J. Cummings

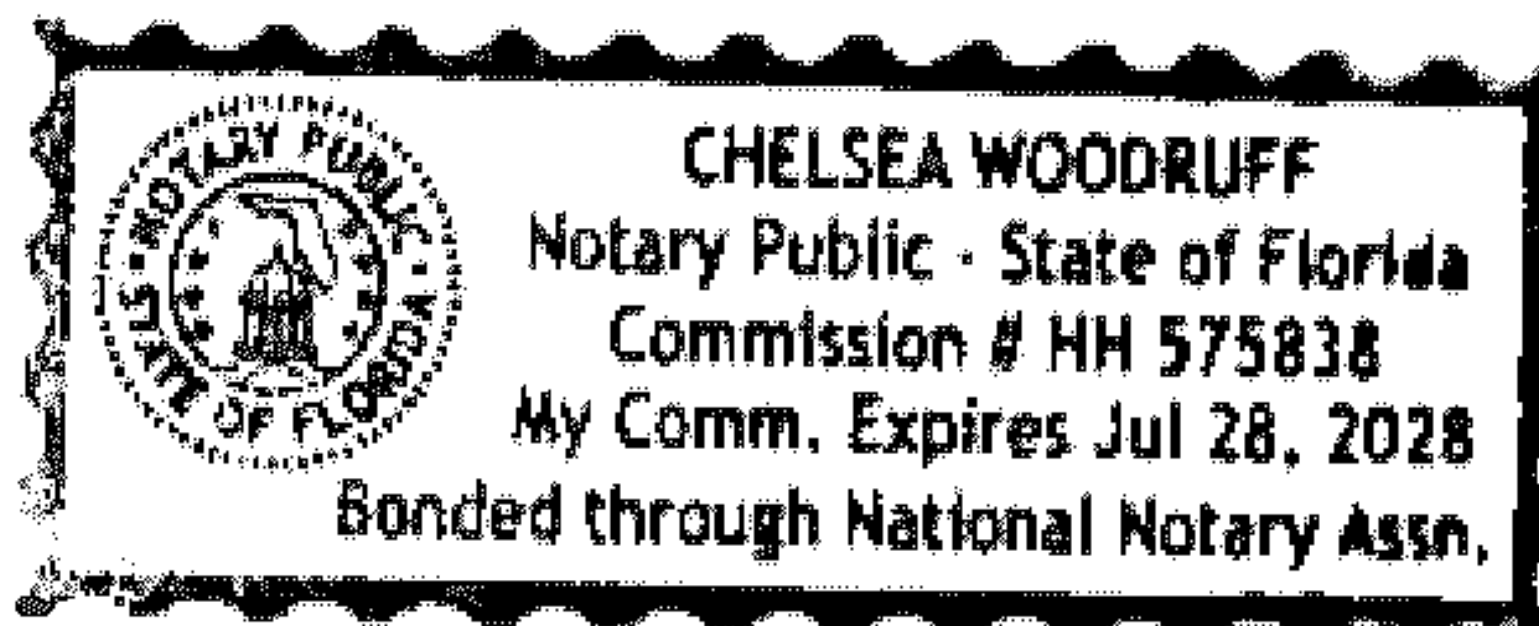
(2) C. Woodruff
Printed Name Chelsea Woodruff
P.O. Address 201 Center Rd
Ste 210, Venice, FL 34285

Mary Beth Cantell
Mary Beth Cantell

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 31 day of March, 2026, by Roger J. Cummings and Mary Beth Cantell, () who is/are personally known to me or (X) who has/have produced FL DL as identification.

C. Woodruff
Signature of Notary Public



Print, Type/Stamp Name of Notary