

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044442 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476170

Doc Stamp-Deed: \$3,325.00

Consideration: \$475,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: T.R. Smith, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-47513-001

Property Appraiser's Parcel ID No.: 0049-13-0016

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 2nd day of April, 2026, by and between **N. RICHARD LINGON, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE PAUL G. LINGON TRUST U/A/D FEBRUARY 11, 2025**, whose address is **6940 Wishing Meadow Lane, Afton, VA 22920** (hereinafter "GRANTOR"), and **STEPHEN BERRY AND RACHEL BERRY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **5481 Cork Oak Street, Sarasota, FL 34232** (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 1714, COLONIAL OAKS, UNIT NO. 24, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 13 AND 13-A, 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.

The named Grantor herein represent that they are the sole successor trustee of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey.

(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 Harris Diggs

P.O. Address 3445 Semminde Trl
Charlottesville, VA 22911

(2) [Signature]

Printed Name Stephen T Diggs

P.O. Address 3445 Semminde Trl
Charlottesville, VA 22911

GRANTOR:

**N. Richard Lingon, Individually and as Successor
Trustee of the Paul G. Lingon Trust u/a/d
February 11, 2025**

By: [Signature]
**N. Richard Lingon, Individually and
as Successor Trustee aforesaid**

STATE OF Virginia
COUNTY OF Albemarle

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 1st day of April, 2026, by N. Richard Lingon, individually and as Successor Trustee of Paul G. Lingon Trust u/a/d February 11, 2025, () who is/are personally known to me or (x) who has/have produced Drivers License as identification.

[Signature]
Signature of Notary Public

Harris Diggs
Print, Type/Stamp Name of Notary

