

4/16/2026 10:42 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481100

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00165

Doc Stamp-Deed: \$3,657.50

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed, dated April 15, 2026 by **Jean Eakin, a Married Woman, individually and as Trustee of the Amended and Restated Trust Agreement of Jean Eakin dated October 16, 2017, joined by her spouse, Robert Nelson Eakin and Robert Nelson Eakin, a Married Man, individually and as Trustee of the Revocable Trust Agreement of Robert Nelson Eakin dated November 10, 2025**, hereinafter called the Grantor, to **Guy Laurent Joseph Bibeau III and Kathy L. Bibeau, Husband And Wife**, who has a mailing address of 175 Farnsworth Road, Templeton, MA 01468 hereinafter called the Grantee;

(Whenever 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 221, Watercrest, Unit 1, according to the Plat thereof, as recorded in Plat Book 50, Page 31, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0415110065

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

the Revocable Trust Agreement of Robert Nelson Eakin dated November 10, 2025

[Signature]
By: Robert Nelson Eakin, individually and as Trustee

After Closing Address:
26 Loch Erie Way
Bumpass, VA 23024

[Signature]
Robert Nelson Eakin
After Closing Address:
26 Loch Erie Way
Bumpass, VA 23024

Yulanda Scott
Witness: (Signature)

YULANDA SCOTT
Printed Name

4044 Paynes Mill Rd Btt
Address

Bumpass, VA 23024
City, State/Zip

Marion Hubert
Witness: (Signature)

MARION HUBERT
Printed Name

815 Rock Quarry Rd
Address

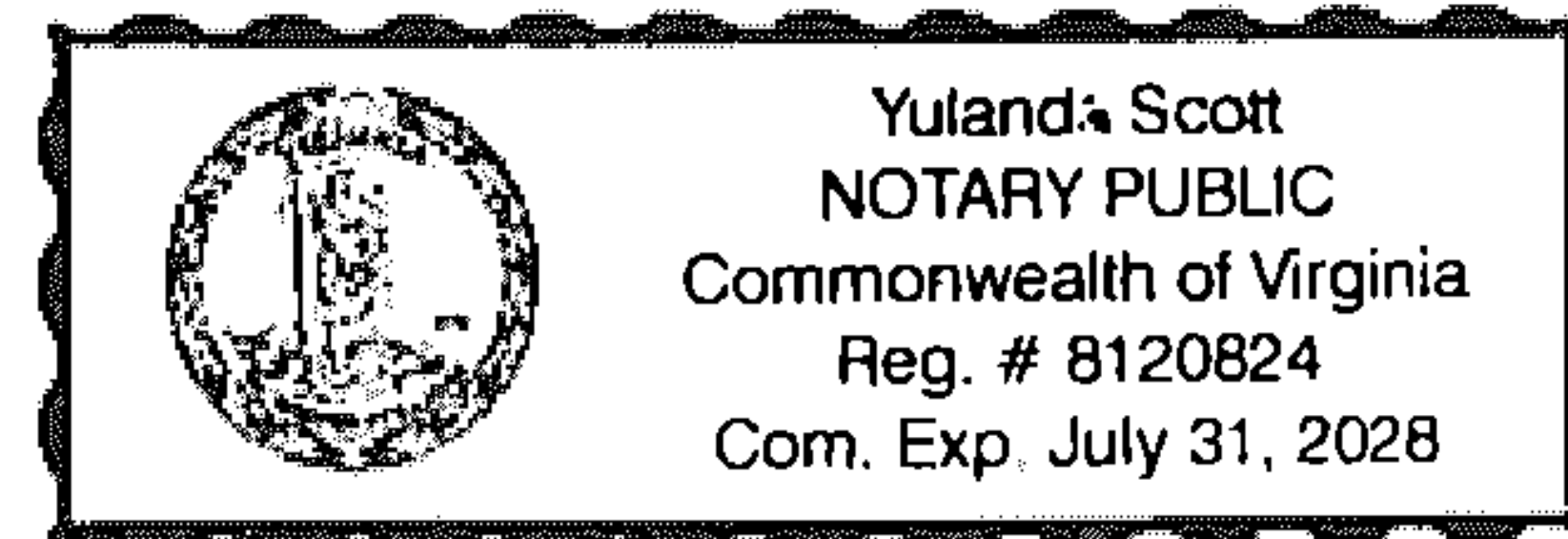
Louisa VA 23093
City, State, Zip

STATE OF: Virginia
COUNTY OF: Louisa

The foregoing instrument was acknowledged on April 10, 2024 by means of (X) physical presence or () online notarization By: Robert Nelson Eakin, as spouse of Jean Eakin, individually and as Trustee of the Revocable Trust Agreement of Robert Nelson Eakin dated November 10, 2025 who is () personally known to me; or (X) produced a State ID (FL) as identification.

Yulanda Scott
Notary Public (signature)

Print Name: Yulanda Scott
My Commission Expires: 7/31/28



IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

the Amended and Restated Trust Agreement of
Jean Eakin dated October 16, 2017

Jean Eakin
By: **Jean Eakin, individually and as Trustee**
After Closing Address:
26 Loch Erie Way
Bumpass, VA 23024

Jean Eakin
Jean Eakin
After Closing Address:
26 Loch Erie Way
Bumpass, VA 23024

Colette D. Jay
Witness: (Signature)

Colette D. Jay
Printed Name

5454 Vera Rd.
Address

Buddaton FL 34211
City, State, Zip

[Signature]
Witness: (Signature)

Vincent Lopez
Printed Name

6943 Cloud Dancer Dr.
Address

Colorado Springs, CO. 80923
City, State, Zip

STATE OF: FL
COUNTY OF: Sarasota

The foregoing instrument was acknowledged on April 15th by means of (X) physical presence or
() online notarization **By: Jean Eakin, as spouse of Robert Nelson Eakin, individually and as Trustee of the
Amended and Restated Trust Agreement of Jean Eakin dated October 16, 2017**

who is () personally known to me; or (X) produced a DL as identification.

[Signature]
Notary Public (signature)



CHRISTOPHER TOBIASZ
Commission # HH 415635
Expires October 27, 2027

Print Name: CHRISTOPHER TOBIASZ
My Commission Expires: 10/27/27