

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026051067 2 PG(S)**

4/17/2026 2:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482049

Consideration: \$405,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48242-001

Doc Stamp-Deed: \$2,835.00

Property Appraiser's Parcel ID No.: 2028010005

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 17th day of April, 2026, by and between **ORIOLES NEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **7714 Westmoreland Drive, Sarasota, FL 34243** (hereinafter "GRANTOR"), and **HOWARD EVANS BANE, III AND SHERRY PATRICIA SMITH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **676 College Street, Apt 1, Macon, GA 31201** (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 2, TUTTLE HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 22, 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:

(1) [Signature]
Printed Name Kristiana P. Shultis
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

(2) [Signature]
Printed Name Elizabeth Malone-Roth
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

GRANTOR:

Orioles Nest, LLC, a Florida limited liability company

By: [Signature]
Jennifer Garrabrant
Its Manager

By: [Signature]
Anthony Garrabrant
Its Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of April, 2026, by Jennifer Garrabrant and Anthony Garrabrant, Manager of Orioles Nest, LLC, a Florida limited liability company, who is/are personally known to me or who has/have produced DI as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

