

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026051383 2 PG(S)

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 185,000.00

4/17/2026 4:41 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3482303

Doc Stamp-Deed: \$1,295.00

File Number: 2026-94
Parcel ID: 2020150127

Warranty Deed

Made this 17th day of April, 2026 by, **Bernice E. Liles, an unmarried woman**, whose post office address is: **1028 Serrill Avenue, Yeadon, PA 19050**, hereinafter called the grantor, to: **Roy Surber, a single man**, whose post office address is: **4131 Tern Street, Sarasota, FL 34232**, hereinafter called the grantee,

(Whenever used herein the term "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)

WITNESSETH: that the grantor, for and in consideration of the sum of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 and 00/100 Dollars (\$185,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

LOT 8, BLOCK "B", FIRST ADDITION TO NEWTOWN HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 199, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

This property is the homestead of the Grantor (s).

Parcel ID Number: 2020150127

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 said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to April 17, 2026.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness: Kayla Martinez

Print Name: Kayla Martinez

Address: 670 W 71st PL Hialeah, FL 33014

Witness: Soraima I. Martinez

Print Name: Soraima I. Martinez

Address: 670 W 71st PL Hialeah, FL 33014

Bernice E. Liles by Jarian Graham, her Attorney in Fact
Bernice E. Liles by Jarian Graham, her Attorney-in-Fact

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 13 day of April, 2026, by Jarian Graham, as Attorney-In-Fact for Bernice E. Liles, () who is/are personally known to me or () who has/have produced Driver License as identification.

Notarized online using audio-video communication

Soraima I. Martinez
Signature of Notary Public

Soraima I. Martinez
Print, Type/Stamp Name of Notary

