

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026052614 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483386

Doc Stamp-Deed: \$5,250.00

Prepared by and Return To:

Melanie Migliaccio
Bayshore Title, a division of LandCastle Title Group,
LLC
3431 Henderson Blvd.
Tampa, FL 33609

Order No.: BY812603039

For Documentary Stamp Tax purposes the
consideration is \$750,000.00

Doc Stamp: \$5,250.00

APN/Parcel ID(s): 0051110015

WARRANTY DEED

THIS WARRANTY DEED dated April 20, 2026, by Regina R. Stapleton, a single woman, hereinafter called the grantor, to Marcelo Elias Elias and Vanessa Guerra Jordan, husband and wife, whose post office address is 4719 East Trails Drive, Sarasota, FL 34232, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 10, Lakes Estates III of Sarasota, according to the map or plat thereof, as recorded in Plat Book 32, Page(s) 2, 2A through 2H, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 December 31, 2025.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Jean Meyer
Witness Signature

Jean Meyer
Print Name

Address: 5204 88th St. East
Lakewood Ranch, FL 34211

Russell Sarraicon
Witness Signature

Russell Sarraicon
Print Name

Address: 11462 Rolling Green
Lakewood Ranch, FL 34211

Regina R. Stapleton
Regina R. Stapleton

Address: 2609 Dasheen Pl
Sarasota, FL 34240

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of April, 2026, by Regina R. Stapleton, to me known to be the person(s) described in or who has/have produced Valid Photo Drivers License as identification.

[Notary Seal]

Jean Meyer
Name: Jean Meyer
Commission: HH726860

