

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026053692 2 PG(S)**

4/22/2026 4:52 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3484317

**Doc Stamp-Deed: \$5,950.00**

Consideration: \$850,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: David Reider, Esq.  
525 1st Avenue N  
St. Petersburg, FL 33701  
26-47440-001

Property Appraiser's Parcel ID No.: 0561-07-0001

(FOR INFORMATIONAL PURPOSES ONLY)

## **WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 21st day of April, 2026, by and between **ARNOLD ROBERT TRACE, III AND JESSICA TRACE, HUSBAND AND WIFE**, whose address is **4472 McAshton St, Sarasota FL 34233** (hereinafter "GRANTOR"), and **Palm View Way LLC, a Florida Limited Liability Company**, whose address is **1 Howes Brook Road, Marshfield, MA 02050** (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 24, OAK FORD, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 5, 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 Angie Valderrama  
P.O. Address 3700 S. TAMiami TRAIL  
SARASOTA FL 34239

GRANTOR:

[Signature]  
**Arnold Robert Trace, III**  
[Signature]  
**Jessica Trace**

(2) [Signature]  
Printed Name CAROLINA ROCHA-JAIE  
P.O. Address 3700 S. TAMiami TRAIL  
SARASOTA, FL 34239

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21st day of April, 2026, by Arnold Robert Trace, III and Jessica Trace,  who is/are personally known to me or  who has/have produced FLORIDA D.L as identification.

[Signature]  
Signature of Notary Public



ANGELA P. VALDERRAMA  
Commission # HH 494968  
Expires June 9, 2028

Print, Type/Stamp Name of Notary