

4/29/2026 12:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487174

Prepared by and return to:

Lori A. Wellbaum

Wellbaum Law, P.A.

686 North Indiana Avenue

Englewood, FL 34223

File No 2026-65

Doc Stamp-Deed: \$2,030.00

Parcel Identification No 0430101049

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **29th day of April, 2026** between **Lemonbaynest LLC, a Florida Limited Liability Company**, whose post office address is 101 Hanchey Boulevard, Venice, FL 34292, Grantor, to **Paul J. Buonvino and Julie A. Buonvino, husband and wife**, whose post office address is 131 Haskins Avenue, Tiverton, RI 02878, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit 49, BEACH MANOR VILLAS SOUTH, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 841, Page 232, and all exhibits and amendments thereof, and recorded in Condominium Book 4, Page 4, Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

Grantor herein covenants that subject property is not his/her homestead nor contiguous to his/her homestead.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lemonbaynest LLC, a Florida Limited Liability Company

By: [Signature]
Martin Pouliot, authorized member
101 Hanchey Boulevard, Venice, FL 34292

<p><u>[Signature]</u> WITNESS PRINT NAME: Brittany Scales</p> <p><u>[Signature]</u> WITNESS PRINT NAME: Alexandria Rhoads</p>	<p>686 N Indiana Ave, Englewood, FL 34223 ----- WITNESS 1 ADDRESS</p> <p>686 N Indiana Ave, Englewood, FL 34223 ----- WITNESS 2 ADDRESS</p>
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STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 27 day of APRIL, 2026, by Martin Pouliot, authorized member of Lemonbaynest LLC, a FL Limited Liability Company, on behalf of the company, () who is/are personally known to me or () who has/have produced Driver's License as identification.

[Signature]
Signature of Notary Public

Brittany Scales

Print, Type/Stamp Name of Notary

