

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026057336 2 PG(S)

4/29/2026 3:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487437

CONSIDERATION: \$450,000.00

DOC TAX: \$3,150.00

RECORD: \$18.50

PARCEL ID NO.: 0080081023

Doc Stamp-Deed: \$3,150.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Peter T. Currin, Esq.

**WARRANTY DEED**

**THIS INDENTURE** is made as of the 29<sup>th</sup> day of April 2026, by and between STEPHEN GRANT BOWEN, a single man, hereinafter referred to as Grantor, whose post office address is 5408 Greenbrook Drive, Sarasota, Florida 34238, and DAMIAN D. MEOLA and CHRISTINA S. MEOLA, husband and wife, hereinafter referred to as Grantee, whose post office address is 131 Main Street, Waltham, Massachusetts 02453.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 6-D, SANDY COVE, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 691, Page 348, and all exhibits and amendments thereof, and recorded in Condominium Book 2, Page 20, as amended, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Jennifer Borden  
Witness Name: Jennifer Borden  
50 Central Avenue  
Witness Address: 8th Floor  
Sarasota, FL 34236

[Signature]  
STEPHEN GRANT BOWEN

[Signature]  
Witness Name: Peter T. Currin  
Witness Address: 50 Central Ave, 8th Floor  
SARASOTA, FL 34236

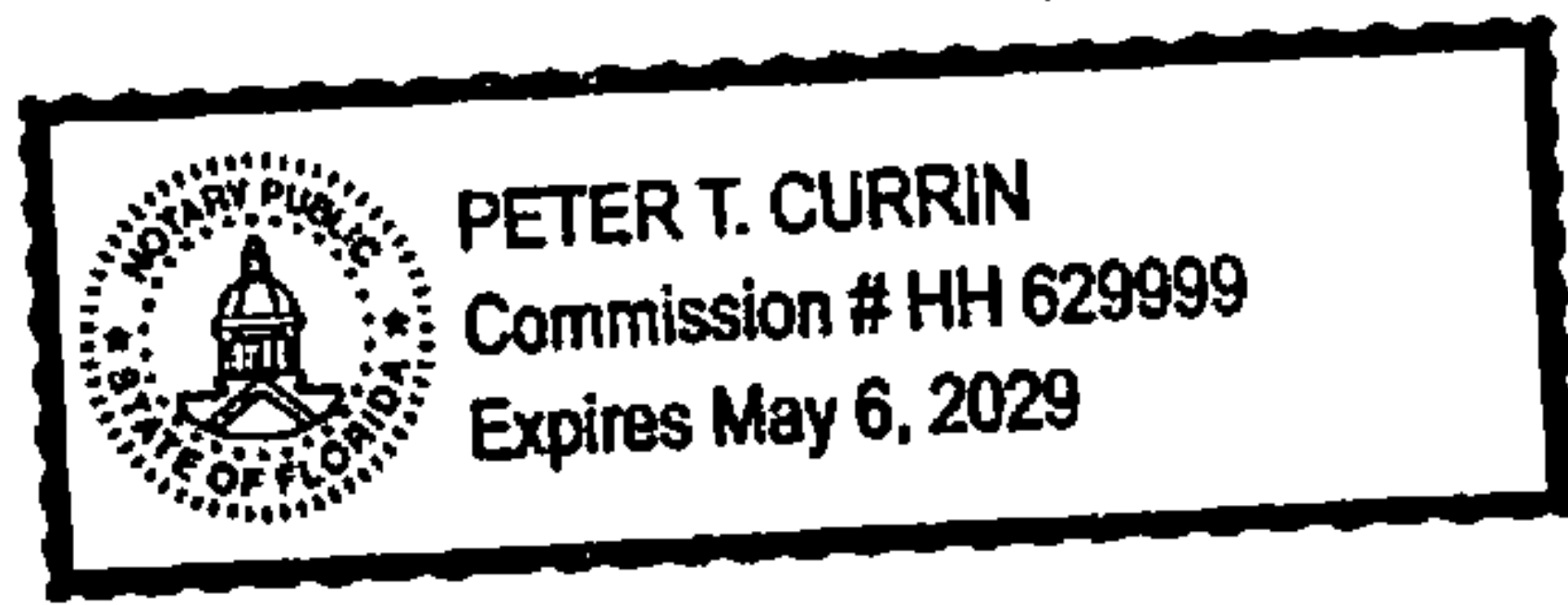
STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28<sup>th</sup> day of April 2026 by STEPHEN GRANT BOWEN, who is personally known to me or who has produced TX Dr. Lic as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]  
Signature of Notary Public

(Notary Seal)

\_\_\_\_\_  
Print Name of Notary Public



I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.