

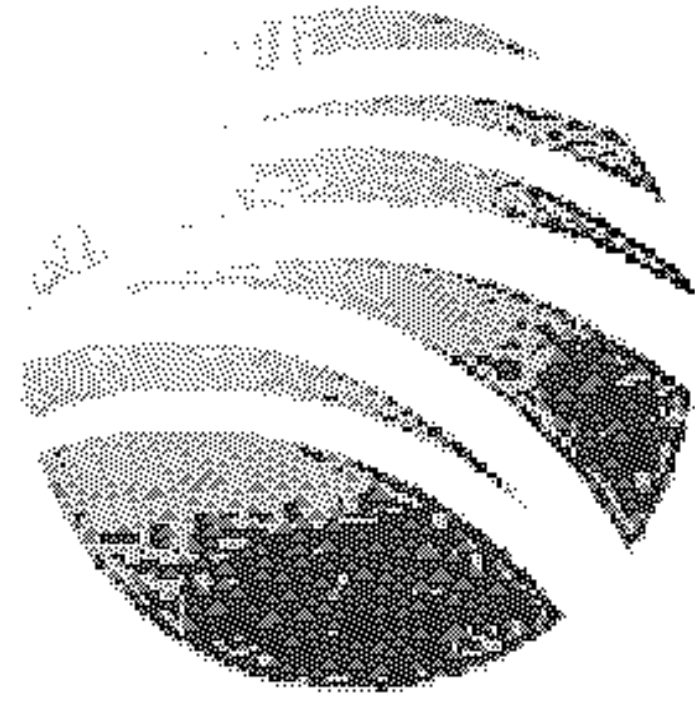
4/30/2026 10:19 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487639



**SUNBELT**  
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$4,410.00

Stephanie Flint  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750426-02021

[Space Above This Line For Recording Data]

### This Warranty Deed

Made this 29 day of April, 2026 by Harley Thomas Jones and Deborah Geffen Jones, Husband And Wife, hereinafter called the Grantor, to James V. Spatola, III, Trustee and Bernice M. Rock-Spatola, Trustee of the James V. Spatola III Revocable Trust Agreement, dated June 28, 2006 as amended and Bernice M. Rock-Spatola, Trustee and James V. Spatola, III, Trustee of the Bernice M. Rock-Spatola Revocable Trust Agreement, dated June 28, 2006 as amended, whose post office address is: 20460 Granlago Drive, Venice, FL 34293, 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 Ten 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 that certain land situated in Sarasota County, Florida, viz:

**Lot 873 of Gran Paradiso, Phase 4-C, according to the Plat thereof, as recorded in Plat Book 50, Page 3, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0780028730**

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

Sally Corrick  
Witness: (Signature)

Printed Name SALLY CORRICK

14412 PONCE DE LEON TRL  
Address

PORT CHARLOTTE, FL 33781  
City, State, Zip

H. Thomas Jones  
Harley Thomas Jones  
3031 Lake Como Dr  
Monroe, NC 28110

Deborah Geffen Jones  
Deborah Geffen Jones  
3031 Lake Como Dr  
Monroe, NC 28110

[Signature]  
Witness: (Signature)

Printed Name Stephanie Flint

304 W. Venia Ave #302  
Address

Venice, FL 34285  
City, State, Zip

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 Harley Thomas Jones, and Deborah Geffen Jones,, who:  is personally known to me or  produced photo ID as identification.

[Signature]  
NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

