

Consideration: \$600,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-42692-003

Property Appraiser's Parcel ID No.: 0382080010

(FOR INFORMATIONAL PURPOSES ONLY)

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058175 2 PG(S)**

4/30/2026 4:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488130

Doc Stamp-Deed: \$4,200.00

WARRANTY DEED

THIS WARRANTY DEED, is made this 30th day of April, 2026, by and between **Jay Marvin , Individually and as Trustee of The Ann W. Marvin Revocable Trust of 1996 dated July 31, 1996** whose address is **11792 Lake Aston Court, Apt. 102, Tampa, FL 33626** (hereinafter "GRANTOR"), and **Dimitri Buys and Leslie Rankin, husband and wife, as tenants by the entirety**, whose address is **11438 Fort Lauderdale Place, Venice, FL 34293** (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 26, BLOCK D, SORRENTO WOODS, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 41, 41-A AND 41-B, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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:

GRANTOR:

(1) [Signature]
Printed Name Andrew Conaboy
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

Jay Marvin , Individually and as Trustee of The Ann W. Marvin Revocable Trust of 1996 dated July 31, 1996

By: [Signature]
Jay Marvin, Individually and as Trustee aforesaid

(2) [Signature]
Printed Name Anna Allen
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29 day of April, 2026, by Jay Marvin Individually and as Trustee of The Ann W. Marvin Revocable Trust of 1996 dated July 31, 1996, () who is/are personally known to me or () who has/have produced Driver License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

