

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058571 2 PG(S)**

5/1/2026 1:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488484

Consideration: \$315,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48566-001

Doc Stamp-Deed: \$2,205.00

Property Appraiser's Parcel ID No.: 0038-14-0015

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 30th day of April, 2026, by and between **JACKIE L. HERMAN, AN UNMARRIED MAN**, whose address is **10210 Crystal Isles Cir, Sarasota, FL 34241** (hereinafter "GRANTOR"), and **E&R URBAN HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **7903 Hampton Court, Bradenton, FL 34201** (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 2, GREYSTONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 21, 21A THROUGH 21D, INCLUSIVE, 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:

GRANTOR:

(1) *[Signature]*
Printed Name Victor Baptista
P.O. Address 1710 Sterling Dr
Sarasota FL 34231

[Signature]
Jackie L. Herman

[Signature]
Printed Name Micayela Baptista
P.O. Address 1710 Sterling Dr
Sarasota FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of April, 2026, by Jackie L. Herman, who is/are personally known to me or who has/have produced FL ID as identification.

[Signature]
Signature of Notary Public

Micayela Baptista
Print, Type/Stamp Name of Notary

