

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026062163 3 PG(S)**

5/7/2026 5:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491537

Consideration: \$340,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
324 South Hyde Park Avenue
Suite 325
Tampa, FL 33606
26-47885-001

Doc Stamp-Deed: \$2,380.00

Property Appraiser's Parcel ID No.: 0423-14-0068

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 5th day of May, 2026, by and between **DANIELLE M. CAULFIELD, PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA MARIE AMODEO, AS TO 1/2 INTEREST**, whose address is **375 Stony Brook Drive, Bridgewater, NJ 08807**, and **DONALD BOUCHARD AND MARIANN BOUCHARD, HUSBAND AND WIFE, AS TO 1/2 INTEREST**, whose address is **64 Maine Trail, Medford, NJ 08055** (hereinafter "GRANTOR"), and **JAN MARTIN, A SINGLE MAN, AND COURTNEY NADEAU, A SINGLE WOMAN, AS TENANTS IN COMMON**, whose address is **53 Memory Lane, Woolwich, ME 04579** (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 227, PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 7B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGE 36, 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.

(acknowledgment signatures on following pages)

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:

(1) [Signature]
Printed Name PATRICIA BOEGLY
P.O. Address 11 EVES DRIVE
Suite 150 MARLTON NJ 08053

(2) [Signature]
Printed Name ROSEMARIE CLARK
P.O. Address 11 EVES DRIVE
Suite 150 MARLTON NJ 08053

GRANTOR:

[Signature]
Donald Bouchard
[Signature]
Mariann Bouchard

STATE OF New Jersey
COUNTY OF Burlington

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of April, 2026, by Donald Bouchard and Mariann Bouchard, who is/are personally known to me or who has/have produced license as identification.

[Signature]
Signature of Notary Public

Rosemarie Clark
Print, Type/Stamp Name of Notary

ROSEMARIE CLARK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires
August 3, 2026

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) *Stephanie Moriarty*
Printed Name Stephanie Moriarty
P.O. Address 70 N. Clark Ave,
Somerville, NJ

The Estate of Donna Marie Amodeo
By: *Danielle M. Caulfield*
Danielle M. Caulfield, Personal Representative

(2) *Steven Nicholls-Paul*
Printed Name Steven Nicholls-Paul
P.O. Address 18 Old Highway 28
Whitehouse Station, NJ 08889

STATE OF New Jersey
COUNTY OF Somerset

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of April, 2026, by Danielle M. Caulfield, Personal Representative of the Estate of Donna Marie Amodeo, who is/are personally known to me or who has/have produced license as identification.

Stephanie Moriarty
Signature of Notary Public

Print, Type/Stamp Name of Notary

Stephanie A. Moriarty
Notary Public of New Jersey
Commission Number 50084602
Expires: July 20, 2027