

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026065948 2 PG(S)**

**5/15/2026 1:17 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3494850**

Consideration: \$95,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Mallory Bauer, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48729-001

**Doc Stamp-Deed: \$665.00**

Property Appraiser's Parcel ID No.: 1000-04-0255

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 15th day of May, 2026, by and between **DAVID FESSENDEN, A SINGLE MAN**, whose address is **11 Byors Road, Marblehead, MA 01945** (hereinafter "GRANTOR"), and **DANA R. CULLY, A SINGLE MAN**, WHOSE address is **5288 Palena Boulevard, North Port, FL 34287** (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 255, BLOCK 2, HOLIDAY PARK UNIT TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH MOBILE HOME UNDER VIN FLHMBW59538368, TITLE # 69264624.**

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 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) Donylma  
Printed Name DONY VILMA  
P.O. Address 11 BENMOR ST  
MEDFORD MA 02155

David Fessenden  
David Fessenden

(2) Ketline Etienne Vilma  
Printed Name KETLINE ETIENNE VILMA  
P.O. Address 11 Ben mor st  
MEDFORD MA 02155

STATE OF MASSACHUSETTS  
COUNTY OF ESSEX

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of May, 2026, by David Fessenden, ☐ who is/are personally known to me or ☒ who has/have produced MA drivers license as identification.

Ketline Etienne Vilma  
Signature of Notary Public

KETLINE ETIENNE VILMA  
Print, Type/Stamp Name of Notary



KETLINE ETIENNE VILMA  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
November 29, 2030