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May 20, 2026 09 35 05 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Rec. Fee \$ 18.50
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\$ 19.20

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please → Return to.
Name. MATTHEW RHEINGANS, Esquire
RHEINGANS LAW, P.A.
Address 1314 East Venice Avenue, Suite E
Venice, Florida 34285

This Instrument Prepared By.
Name. MATTHEW RHEINGANS, Esquire
RHEINGANS LAW, P A.
Address 1314 East Venice Avenue, Suite E
Venice, Florida 34285

Property Appraiser's Parcel ID No. 0437124040

WARRANTY DEED
(STATUTORY FORM-SECTION 689.02, F S)

THIS INDENTURE, Made this 15th day of May, 2026, **BETWEEN BRAD EAMON**, a married man, whose post office address is 2384 SW Cedar Street, Portland, Oregon 97205, grantor*, and **MARK EAMON**, a married man, whose post office address is 10361 Briar Lane, St John, Indiana 46373, grantee*,

WITNESSETH, That said grantor, for and in consideration of the sum of (\$10 00) **TEN AND NO/100 DOLLARS**, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

An undivided 50% interest in:

Unit 1720-B, of Villa Nova, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1306, Page 578, of the public records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to restrictions, reservations and easements of record, applicable governmental and zoning regulations, and real property taxes for the current and subsequent years

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered
in our presence.

Debra Cristello

Debra Cristello
Print or type name of witness

1314 East Venice Avenue Suite E.

Venice, Florida 34285
Print or type address of witness

Patricia J. Danforth

Patricia J. Danforth
Print or type name of witness

1314 East Venice Avenue Suite E

Venice, Florida 34285
Print or type address of witness

BRAD EAMON
BRAD EAMON

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of May, 2026, by BRAD EAMON, a married man.

Matthew R. Rheingans
Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name of
Notary Public

Personally known OR Produced Identification
Type of Identification Produced OR DL

