

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026068256 2 PG(S)**

Consideration: \$430,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Jamie Adam Ebling, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48840-001

**5/20/2026 1:20 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3496694**

**Doc Stamp-Deed: \$3,010.00**

Property Appraiser's Parcel ID No.: 0147-01-0020

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 19th day of May, 2026, by and between **SEAN PALESTINO AND DANIELLE PALESTINO, HUSBAND AND WIFE**, whose address is **6434 Colonial Drive, Sarasota, FL 34231** (hereinafter "GRANTOR"), and **AMBER SMALLEY, A SINGLE WOMAN**, whose address is **328 E Bay St, Osprey, FL 34229** (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:

THE WEST 220.00 FEET OF THE EAST 640.00 FEET OF LOT 101, SARABAY ACRES; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, SAID EASEMENT, BEING THE WEST 20.0 FEET OF THE EAST 640.00 FEET OF LOTS 99 AND 100, SARABAY ACRES, AS RECORDED IN PLAT BOOK 4, PAGE 62, 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.

*(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:

(1) [Signature]  
Printed Name Lexi Agius  
P.O. Address 3700 S TAMiami Trl.  
Sarasota, FL 34239

GRANTOR:

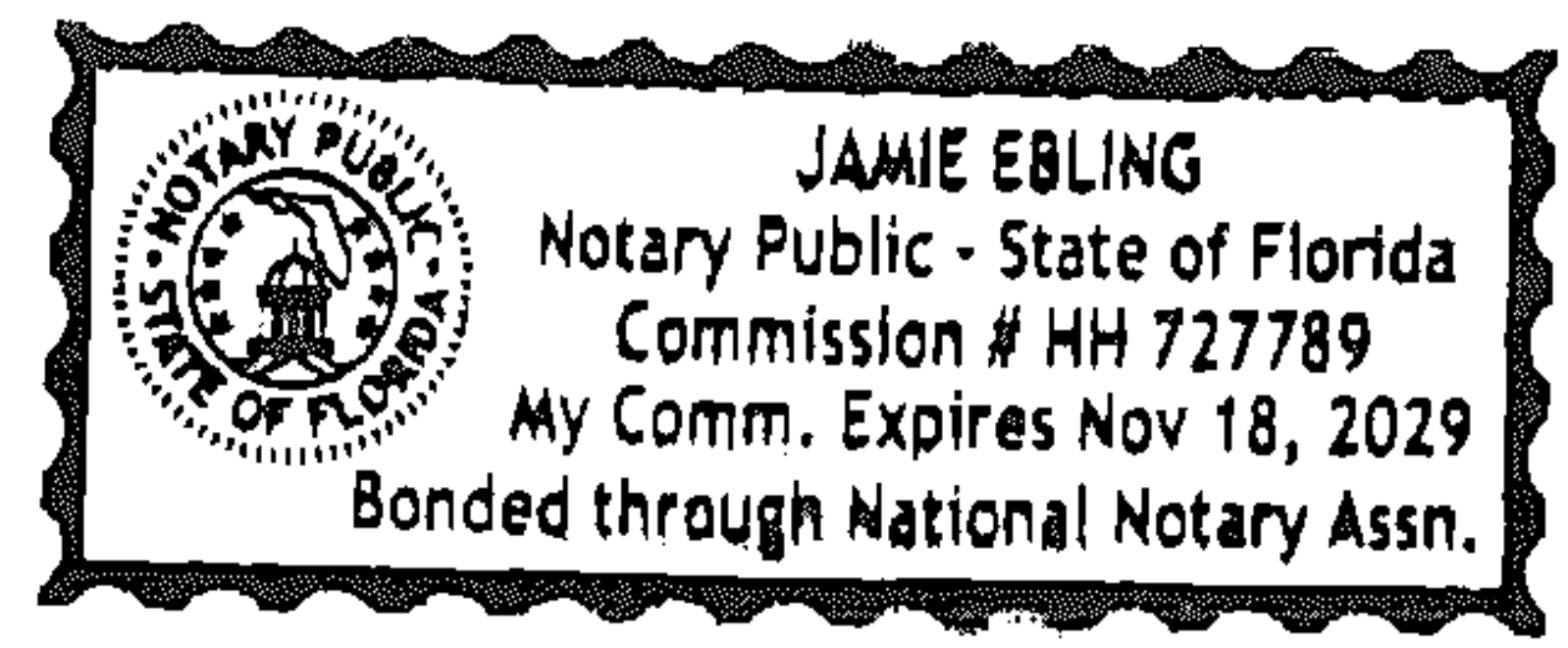
[Signature]  
Sean Palestino  
[Signature]  
Danielle Palestino

(2) [Signature]  
Printed Name Jamie Ebling  
P.O. Address 3700 S. Tamiami Trl.  
Sarasota, FL 34239

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of May, 2026, by Sean Palestino and Danielle Palestino,  who is/are personally known to me or  who has/have produced US passport and NJ Drivers identification.  
Uzente

[Signature]  
Signature of Notary Public



\_\_\_\_\_  
Print, Type/Stamp Name of Notary