

Consideration: \$478,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48822-001

5/20/2026 4:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496952

Doc Stamp-Deed: \$3,346.00

Property Appraiser's Parcel ID No.: 0498160045

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 18th day of May, 2026, by and between **JOSEPH M. BEVELACQUA AND HEATHER BEVELACQUA, HUSBAND AND WIFE**, whose address is **930 Stewart Street, Englewood, FL 34223** (hereinafter "GRANTOR"), and **ERIC BARNES AND SAMANTHA BARNES, HUSBAND AND WIFE, AND TAYLOR PUCKETT, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose address is **928 Stewart Street Englewood, FL 34223** (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 8, BLOCK A, ENGLEWOOD HOMEACRES, LEMON BAY SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 85, 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 William Paul Settles Jr.
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

(2) [Signature]
Printed Name JOSHUA P. PEREZ
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

GRANTOR:

[Signature]
Joseph M. Bevelacqua
[Signature]
Heather Bevelacqua

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of May, 2026, by Joseph M Bevelacqua and Heather Bevelacqua, who is/are personally known to me or who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public
JOSHUA P. PEREZ
Print, Type/Stamp Name of Notary



Joshua Phillip Perez
Comm.: HH 571240
Expires: Jul. 13, 2028
Notary Public - State of Florida