

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026070456 2 PG(S)**

Prepared by and return to:  
Juliette Gettle  
Preferred Settlement Services  
1605 Main Street  
Suite 1112  
Sarasota, FL 34236  
(941) 376-9551  
File No 2026-6495

**5/26/2026 2:09 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3498588**

**Doc Stamp-Deed: \$2,709.00**

Purchase Price: \$387,000.00  
Recording Costs: \$18.50  
Florida Documentary Stamp Tax: \$2,709.00  
Parcel Identification No.: 0019060029

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**THIS INDENTURE** made this **22nd day of May, 2026**, between **Boman Mouton, III, a single man**, whose post office address is **69-58 136<sup>th</sup> St, #2R, Flushing, NY 11367**, Grantor, to **Edward Showalter and Darci Showalter, husband and wife**, whose post office address is **128 Elm Street, Cabot, VT 05647**, Grantees:

**WITNESSETH**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Lot 304, DESOTO LAKES, UNIT NO. 6, according to the Plat thereof recorded in Plat Book 8, Page 120, of the Public Records of Sarasota County, Florida.**

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantees 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 Grantees shall have quiet enjoyment thereof. Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Juliette L. Gettle

Printed Name: Juliette L. Gettle

P.O. Address: \_\_\_\_\_

1605 Main Street, Suite 1112  
Sarasota, FL 34236

Boman Mouton, III

**Boman Mouton, III**

WITNESSES #2:

Cathy Pepka

Printed Name: Cathy Pepka

P.O. Address: \_\_\_\_\_

1605 Main Street, Suite 1112  
Sarasota, FL 34236

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of May, 2026, by Boman Mouton, III,  who is/are personally known to me or  who has/have produced FL DL as identification.

Juliette L. Gettle  
Signature of Notary Public

Juliette L. Gettle

Print, Type/Stamp Name of Notary

