

5/27/2026 2:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499237

PREPARED WITHOUT OPINION OF TITLE  
BY AND RETURN TO:

CHRISTOPHER J. HORLACHER, ESQUIRE

Florida Bar #: 0069087

DHR LAW

2639 Fruitville Rd., Ste. 203

Sarasota, FL 34237

(941) 361-1153 PH.

(941) 827-9818 FX.

Doc Stamp-Deed: \$0.70

### WARRANTY DEED

1. **IDENTIFICATION OF GRANTOR(S).** Grantor(s) name and address:

**JACK F. BONACCI A/K/A JACK BONACCI and SUSAN A. BONACCI A/K/A  
SUSAN BONACCI, husband and wife**

8712 Pebble Creek Lane

Sarasota, FL 34238

2. **IDENTIFICATION OF GRANTEE(S).** The Grantee(s), as to the remainder interest, if any, upon our deaths are **KEVIN JAMES BONACCI, a married man, and SARAH VICTORIA BONACCI, a single woman.**

Expressly reserving in us, **JACK F. BONACCI A/K/A JACK BONACCI and SUSAN A. BONACCI A/K/A SUSAN BONACCI**, a LIFE ESTATE, without any liability for waste, and reserving full power and authority to gift, sell, convey, mortgage, lease or otherwise manage and dispose of the Real Property, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any, and all, proceeds generated thereby. We reserve the right to change or remove the remainderman at any time, without the consent of the remainderman, except no right is reserved or retained by us to dispose of the property by devise upon death. No remainderman shall have any right, power, or authority to assign, transfer, encumber, or otherwise dispose of all or any part of their interest until our deaths. No interest in the Real Property shall be subject to any claim, liability, attachment, execution, or other process of law of any creditor of a remainderman.

Subject to the foregoing, Grantee(s) shall hold a remainder interest in and to the Real Property. Upon our deaths, all right, title and interest in and to the Real Property, or whatever part thereof or interest therein remaining in us shall fully vest in the surviving Grantee(s).

Grantee(s) address(es) are/is as follows:

**KEVIN JAMES BONACCI**  
**41 Parkdale Street**  
**Somerville, MA 02143**

**SARAH VICTORIA BONACCI**  
**9555 Knightsbridge Circle**  
**Sarasota, FL 34238**

Furthermore, we hereby reserve unto us, a beneficial right of possession for life sufficient for homestead exemption according to Florida Statutes 196.041.

3. **MEANINGS OF TERMS.** The terms "I," "me", "we", "us" or "you" shall mean and include the masculine, feminine, singular, or plural, as the context permits or requires, and include heirs, personal representatives, successors, or assigns.
4. **DESCRIPTION OF REAL PROPERTY CONVEYED.** The property hereby conveyed (also referred to collectively as "Real Property") is described as follows:

**See attached Exhibit "A"**

5. **CONSIDERATION.** For and in consideration of the sum of \$10.00 and other valuable consideration, receipt being hereby acknowledged.
6. **CONVEYANCE OF REAL PROPERTY.** For the consideration described in Paragraph 5, above, we have granted, bargained, and sold the Real Property as set forth in Paragraph 4 of this Deed.
7. **WARRANTY.** We fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record and taxes subsequently to the current year.

8. EXECUTION. We have executed this instrument on this 27th day of May, 2026.

**WITNESSES AS TO BOTH:**

Julia Horowitz  
Print Name Julia Horowitz  
2639 Fruitville Rd., Ste. 203  
Sarasota, FL 34237

Jack F. Bonacci  
**JACK F. BONACCI A/K/A JACK BONACCI**

Kathleen McInerney  
Print Name Kathleen McInerney  
2639 Fruitville Rd., Ste. 203  
Sarasota, FL 34237

Susan A. Bonacci  
**SUSAN A. BONACCI A/K/A SUSAN BONACCI**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27<sup>th</sup> day of May 2026, by **JACK F. BONACCI A/K/A JACK BONACCI** and **SUSAN A. BONACCI A/K/A SUSAN BONACCI**, who are (Notary choose one)  personally known to me, or  who have produced FL ID as identification.



**CHRISTOPHER JASON HORLACHER**  
Notary Public  
State of Florida  
Comm# HH736723  
Expires 11/1/2029

Christopher J. Horlacher  
Notary Public  
Print Name: Christopher J. Horlacher  
My Commission Expires: 11/1/29

**Exhibit "A"**

**Property 1:**

**Lot 113, STONEYBROOK AT PALMER RANCH, UNIT 2, as per plat thereof recorded in Plat Book 35, Pages 39, 39A and 39B, inclusive, of the Public Records of Sarasota County, Florida.**

**Property Appraiser's Parcel Identification Number is: 0133160023**

**Having a postal address of 9555 Knightsbridge Circle, Sarasota, FL 34238**

Together with all tenements, hereditaments, easements, and appurtenances belonging to or benefiting such property.

**Property 2:**

**Lot 212, STONEYBROOK GOLF & COUNTRY CLUB, UNIT 4, according to the Map or Plat thereof, as recorded in Plat Book 37, Page 46, of the Public Records of Sarasota County, Florida.**

**Property Appraiser's Parcel Identification Number is: 0134060016**

**Having a postal address of 8712 Pebble Creek Lane, Sarasota, FL 34238**

Together with all tenements, hereditaments, easements, and appurtenances belonging to or benefiting such property.