

Consideration: \$425,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48883-001

5/27/2026 4:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3499494

Doc Stamp-Deed: \$2,975.00

Property Appraiser's Parcel ID No.: 0760101539

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 27th day of May, 2026, by and between **MARK KEVIN BOEKELOO AND JANE ELLEN BOEKELOO, HUSBAND AND WIFE**, whose address is **7930 Byron Depot Dr SW, Byron Center, MI 49315** (hereinafter "GRANTOR"), and **VINCENT PATRIACO, A SINGLE MAN**, whose address is **12762 Palatka Drive, Venice, FL 34293** (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 1539, GRAND PALM, PHASE 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 146, 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) Misti Freeman
Printed Name Misti Freeman

P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

(2) Meridith Stalnaker
Printed Name Meridith Stalnaker
P.O. Address 7922 Tybee Ct
University Park FL 34201

GRANTOR:

Mark Kevin Boekeloo
Mark Kevin Boekeloo

Jane Ellen Boekeloo 5/27/26
Jane Ellen Boekeloo

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27th day of May, 2026, by Mark Kevin Boekeloo and Jane Ellen Boekeloo, () who are personally known to me or (X) who have produced DL as identification.

Misti Freeman
Signature of Notary Public

Print, Type/Stamp Name of Notary

