

5/28/2026 4:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500209

Consideration: \$820,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Mallory Bauer, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48692-001

Doc Stamp-Deed: \$5,740.00

Property Appraiser's Parcel ID No.: 0007141063

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 29th day of May, 2026, by and between **ALAN CHAMBERS AND NICOLETTE B. CHAMBERS, HUSBAND AND WIFE**, whose address is **Parsonage Hall, Tye Green, Good Easter, CM1 4SH, Essex, England** (hereinafter "GRANTOR"), and **EDWARD ANTHONY FELICETTA AND GLORIANN FELICETTA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **12 Marydale Lane, Brookhaven, NY 11719** (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:

**UNIT 115-S, ISLANDER CLUB OF LONGBOAT, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 918, PAGE(S) 3, AND ALL SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 5, PAGE 8, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.**

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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

*(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:

GRANTOR:

(1) [Signature]  
Printed Name REBECCA CALLAGHAN.  
P.O. Address CHELMSFORD, ESSEX,  
UNITED KINGDOM CM2 8NL.

[Signature]  
Alan Chambers  
[Signature]  
Nicolette B. Chambers

(2) [Signature]  
Printed Name M.H. Callaghan  
P.O. Address Chelmsford,  
Essex, United Kingdom CM2 8NL

COUNTRY OF England + Wales  
CITY/COUNTY OF CHELMSFORD, ESSEX

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 21<sup>ST</sup> day of May, 2026, by Alan Chambers and Nicolette B Chambers, () who is/are personally known to me or () who has/have produced their passports as identification.

[Signature]

Signature of Notary Public

Michael Henry Callaghan

Print, Type/Stamp Name of Notary

Michael H Callaghan

Notary Public

37 Brook Lane, Chelmsford

Essex CM2 8NL

