

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026072916 2 PG(S)**

5/29/2026 2:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500649

Doc Stamp-Deed: \$1,365.00

Consideration: \$195,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49063-001

Property Appraiser's Parcel ID No.: 0401-10-1055

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of May, 2026, by and between **KEVIN CHASTON AND VERONICA CHASTON, HUSBAND AND WIFE**, whose address is **98 Russell Drive Wollation, Nottingham, Nottinghamshire, UK NG82BE** (hereinafter "GRANTOR"), and **RONALD E. CLARK, SR AND LISA ANN CLARK, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1480 39th Avenue, Kenosha, WI 53144** (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 523, LAKES OF CAPRI CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AT OFFICIAL RECORDS BOOK 1631, PAGE 261, AMENDED IN OFFICIAL RECORDS BOOK 1788, PAGE 734, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 21, PAGES 21, 21A, AND 21B, 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) Stephanie Leandre
Printed Name Stephanie Leandre
P.O. Address 538 Bassett Dr
Kissimmee FL 34758

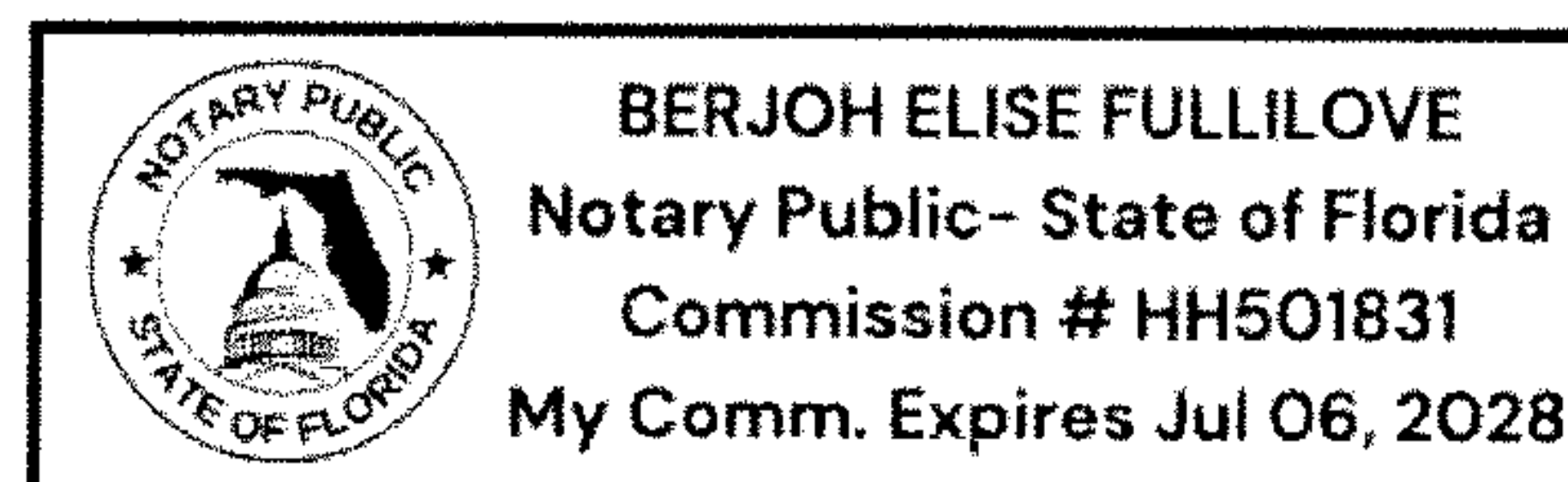
(2) Berjoh Elise Fullilove
Printed Name Berjoh Elise Fullilove
P.O. Address 3971 SW Laffite St
Port St. Lucie FL 34953

GRANTOR:
[Signature]
Kevin Chaston
[Signature]
Veronica Chaston

STATE OF Florida
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 26 day of May, 2026, by Kevin Chaston and Veronica Chaston, () who is/are personally known to me or () who has/have produced passport as identification.

Berjoh Elise Fullilove
Signature of Notary Public
Berjoh Elise Fullilove
Print, Type/Stamp Name of Notary



Online notarization using audio/video communication.