

5/29/2026 3:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500782

Doc Stamp-Deed: \$4,252.50

Consideration: \$607,500.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48379-001

Property Appraiser's Parcel ID No.: 0486060044

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of May, 2026, by and between **ELISE CONWAY AND RICHARD F. CONWAY, WIFE AND HUSBAND**, whose address is **2050 Ringling Boulevard, Sarasota, FL 34237** (hereinafter "GRANTOR"), and **EARLY N. DAVIS, III AND ROBIN LEA DAVIS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **367 Ardenwood Drive, Englewood, FL 34223** (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 12, ENGLEWOOD ISLES, UNIT 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, 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:

GRANTOR:

(1) *Meggie Hoogenboom*
Printed Name Meggie Hoogenboom
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

Elise Conway
Elise Conway

(2) *Keri Sell*
Printed Name Keri Sell
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

Richard F. Conway
Richard F. Conway

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 28 day of May, 2026, by Elise Conway and Richard F. Conway, (☐) who is/are personally known to me or (☒) who has/have produced FL DL as identification.

Keri Sell
Signature of Notary Public
Keri Sell
Print, Type/Stamp Name of Notary

