

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073177 3 PG(S)**

5/29/2026 4:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500861

Consideration: \$329,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48607-001

Doc Stamp-Deed: \$2,303.00

Property Appraiser's Parcel ID No.: 0071040041

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of May, 2026, by and between **LARRY F. DUNHAM, A MARRIED MAN**, whose address is **2118 South Tuttle Avenue, Sarasota FL 34239** and **ERIC L. DUNHAM, A SINGLE MAN**, whose address is **997 Campbellton Drive, North Augusta, SC 29841** (hereinafter "GRANTOR"), AND **RHIANNA SHORE AND PHILIP WAYNE SHORE, JR., WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **4461 Maceachen Boulevard, Sarasota, FL 34233** (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 5, BLOCK J, SOUTH GATE RIDGE, UNIT 3, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 93 AND 93A 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.

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:


Larry F. Dunham

(1) Elizabeth Malone-Roth
Printed Name Elizabeth Malone-Roth
P.O. Address 3700 S. Tamiami Trail,
Sarasota FL 34239

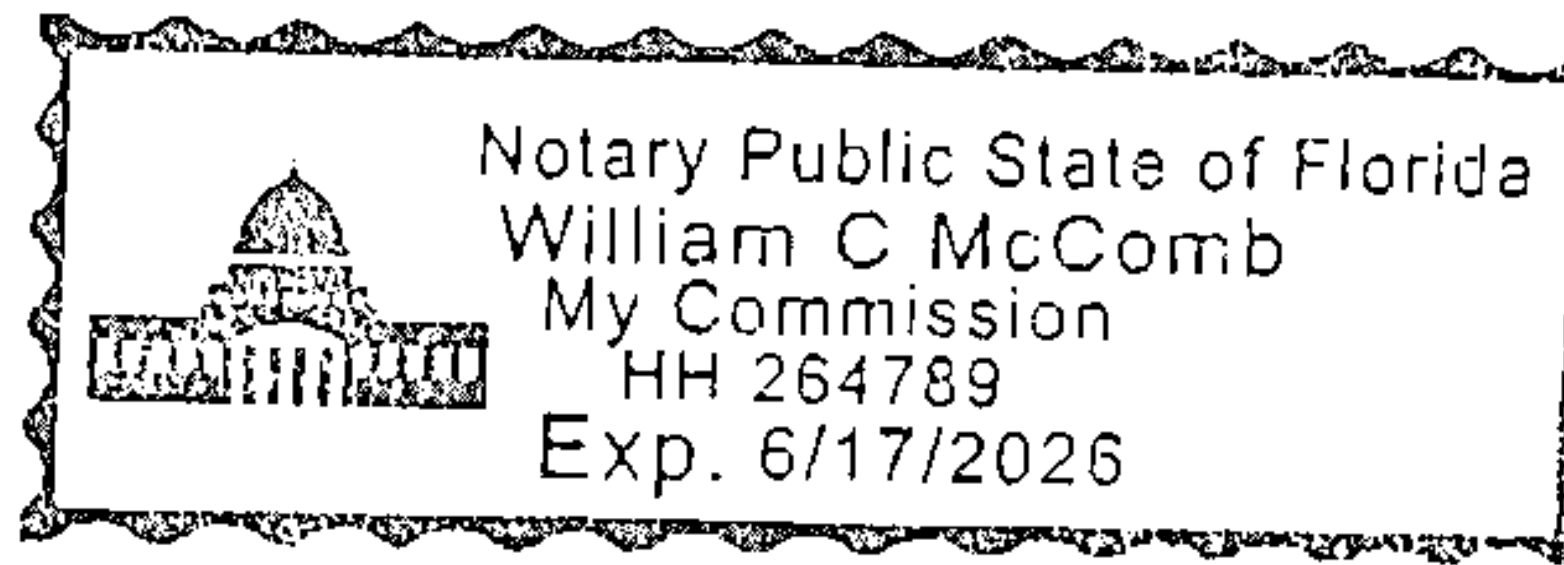
(2) William McComb
Printed Name William McComb
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 26th day of May, 2026, by Larry F Dunham, () who is/are personally known to me or () who has/have produced Florida Driver License as identification.

William McComb
Signature of Notary Public

Print, Type/Stamp Name of Notary



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:

Elizabeth R. Reese
Printed Name Elizabeth R. Reese
P.O. Address 537 Edgewater Rd.
N. Augusta, SC 29841

Eric L. Dunham
Eric L. Dunham

(2) *Jonathan Jones*
Printed Name Jonathan Jones
P.O. Address 4422 Elk Grove Trl
Augusta GA 30906

STATE OF South Carolina
COUNTY OF Aiken

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of May, 2026, by Eric L Dunham, who is/are personally known to me or who has/have produced a drivers license as identification.

Jonathan Jones
Signature of Notary Public
Jonathan Jones
Print, Type/Stamp Name of Notary

Jonathan Jones
Notary Public, State of South Carolina
My Commission Expires March 3, 2031