

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074660 2 PG(S)

6/2/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502019

Prepared by and Return to:
ROBERT W. BROWNING, JR., ESQ.
One North Tuttle Avenue
Sarasota, FL 34237

Doc Stamp-Deed: \$3,850.00

Recording Fee: \$18.50
Doc Stamps: \$3,850.00

Parcel ID # 0260020013

WARRANTY DEED

THIS WARRANTY DEED made and executed the 1st day of June, 2026, by **BEMARK PROPERTIES 2, LLC, a Florida limited liability company**, whose address is: 3693, Walden Pond Drive, Sarasota, FL 34240, hereinafter called the Grantor, to **Robert A. Monroe and Janet M. Monroe, Husband and Wife**, whose address is: 7316 Mauna Loa Blvd., Sarasota, FL 34241, hereinafter called Grantee. (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Sarasota County, Florida, to wit:

Lot 1189, LAKE SARASOTA, UNIT NO. 13, according to the map or plat thereof, as recorded in Plat Book 8, Page 94, of the Public Records of Sarasota County, Florida.

SUBJECT TO REAL ESTATE TAXES FOR THE CURRENT YEAR AND ALL SUBSEQUENT YEARS. SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Terry J. Tamburino
Terry J. Tamburino Witness
3277 Fruitville Rd. #C-2
Sarasota FL 34237

Robert W. Bowering Jr
Robert W. Bowering Jr Witness
3277 Fruitville Rd. #C-2
Sarasota FL 34237

**BEMARK PROPERTIES 2, LLC, a
Florida limited liability company**

By: [Signature]
Mark Rubin, as Manager

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of JUNE, 2026, by **Mark Rubin, as Manager of BEMARK PROPERTIES 2, LLC, a Florida limited liability company**, who is personally known to me or who provided N/A as identification.

Terry J. Tamburino
Notary Public

