

Consideration: \$933,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48535-002

**6/3/2026 12:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3502409**

Doc Stamp-Deed: \$6,531.00

Property Appraiser's Parcel ID No.: 0082-09-0001

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of June, 2026, by and between **DOUGLAS L. EABY AND LYNN S. EABY, HUSBAND AND WIFE**, whose address is **19 Whispering Sands Drive, Apt 1104, Siesta Key, FL 34242** (hereinafter "GRANTOR"), and **STEVEN P. BROWN AND JULIE L. DIVINE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **6302 Ames Court, Austin, TX 78739** (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 163, SIESTA ISLES SUBDIVISION, UNIT 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 8, 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:

GRANTOR:

(1) Sharon Morea
Printed Name SHARON MOREA
P.O. Address 1804 S. TAMIANI TRAIL
VENICE, FL 34293

Douglas L. Eaby
Douglas L. Eaby
Lynn S. Eaby
Lynn S. Eaby

(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 (X) physical presence or () online notarization, this 26th day of May, 2026, by Douglas L. Eaby and Lynn S. Eaby, () who are personally known to me or (X) who have produced FLORIDA Driver License as identification.

William C. McComb
Signature of Notary Public

Print, Type/Stamp Name of Notary

