

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075646 2 PG(S)**

Consideration: \$550,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cameron Allen, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49221-001

**6/3/2026 4:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE** Receipt # 3502865

Doc Stamp-Deed: \$3,850.00

Property Appraiser's Parcel ID No.: 0487-10-0012

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 3rd day of June, 2026, by and between **ALAIN CALMUS, A SINGLE MAN**, whose address is **40 Rue De Pont-Remy, L-2423 Luxembourg** (hereinafter "GRANTOR"), and **GARRETT MACLEAN AND AYDEN VITORIA KATHLEEN MACLEAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1801 Bridge Street, 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 1050, ENGLEWOOD GARDENS NO. 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 72, 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)

Printed Name GARRETT SWADGROCK
P.O. Address 2090 E. DOLPHIN DR.
ENGLEWOOD, FL 34293

Alain Calmus
Alain Calmus

(2)

Printed Name Keri Sell
P.O. Address 201 Center Dr. Ste. 210
Venice, FL 34285

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 2nd day of June, 2026, by Alain Calmus, () who is personally known to me or (X) who has produced Luxembourg Passport as identification.

Keri Sell
Signature of Notary Public

Keri Sell
Print, Type/Stamp Name of Notary

