

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075755 2 PG(S)**

6/4/2026 11:18 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502989

Consideration: \$285,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49205-001

Doc Stamp-Deed: \$1,995.00

Property Appraiser's Parcel ID No.: 0435-02-0036

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 2nd day of June, 2026, by and between **JOY R. BERLIN, INDIVIDUALLY AND AS TRUSTEE OF THE J. R. BERLIN LIVING TRUST DATED JUNE 25, 1996**, whose address is **460 Arborview Lane, Venice, FL 34292** (hereinafter "GRANTOR"), and **DEAN M. EASTMAN AND KELLIE W. EASTMAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **4150 South Tamiami Trail, Venice, FL 34293** (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 1650, VENICE GARDENS, UNIT NO. 27, ACCORDING TO THE PLAT THEROF, RECORDED IN PLAT BOOK 16, PAGE 31, 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.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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) [Signature]
Printed Name Karen Ponomarenko
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

JOY L. BERLIN, INDIVIDUALLY AND AS
TRUSTEE OF THE J. R. BERLIN LIVING
TRUST DATED JUNE 25, 1996

[Signature]
Joy L. Berlin, Individually and as Trustee
aforesaid

(2) [Signature]
Printed Name Natasha Selvaraj
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 2nd day of June, 2026, by Joy R. Berlin, Individually and as Trustee of the J R Berlin Living Trust dated June 25, 1996. (☐) who is/are personally known to me or (☒) who has/have produced DL as identification.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

