

Consideration: \$200,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: T.R. Smith, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48937-001

6/4/2026 2:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3503351

Doc Stamp-Deed: \$1,400.00

Property Appraiser's Parcel ID No.: 2020-15-0035

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 3rd day of June, 2026, by and between **THOMAS J. WATERS, III, A MARRIED MAN**, whose address is **120 Sand Hill Street, Marco Island, FL 34145** and **GLORIA A. WATERS, AN UNMARRIED WOMAN**, whose address is **839 Highland Street, Sarasota, FL 34234** (hereinafter "GRANTOR"), and **JACOB-MYLES DEWITTY, A SINGLE MAN**, whose address is **1622 29th Street, Sarasota, FL 34234** (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 3, BLOCK "J", OF FIRST ADDITION TO NEWTOWN HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 199, 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:

(1)

Printed Name Bailey Hummerich
P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

(2)

Printed Name J R Smith
P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

GRANTOR:

Thomas J. Waters, III

Gloria A. Waters

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of May, 2026, by Thomas J. Waters, III, and Gloria A. Waters, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

