

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077095 2 PG(S)**

Consideration: \$711,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: T.R. Smith, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49078-001

**6/5/2026 4:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3504080**

Doc Stamp-Deed: \$4,977.00

Property Appraiser's Parcel ID No.: 0780-02-7830

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 5th day of June, 2026, by and between **CATHY LYNN EYER AND RICHARD JAMES EYER, WIFE AND HUSBAND**, whose address is **1003 Algare Loop, Windermere, FL 34786** (hereinafter "GRANTOR"), and **ANGELO JOHN CAMMILLERI AND DEODATA M. CAMMILLERI, HUSBAND AND WIFE** whose address is **6191 Shamrock Lane, East Amherst, NY 14051** (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 783, OF GRAN PARADISO, PHASE 4-D, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, 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) Keri Sell
Printed Name Keri Sell
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

Cathy Lynn Eyer
Cathy Lynn Eyer

Richard James Eyer
Richard James Eyer

(2) Meggie Hoogenboom
Printed Name Meggie Hoogenboom
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 1 day of June, 2026, by Cathy Lynn Eyer and Richard James Eyer, (☐) who is/are personally known to me or (☒) who has/have produced FLDL as identification.

Keri Sell
Signature of Notary Public

Keri Sell
Print, Type/Stamp Name of Notary

