

6/9/2026 1:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504845



SUNBELT
TITLE AGENCY

Doc Stamp-Deed: \$5,950.00

Prepared by and Return to:

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-03930

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This Warranty Deed

Made this 8th day of June, 2026 by James A. Alexander and Donna J. Alexander, Husband and Wife, individually and as the Trustees of the Alexander Joint Trust dated January 15, 2025, hereinafter called the Grantor, to Lloyd J. Monaco and Debra Monaco, Husband And Wife, whose post office address is: 12596 Night View Dr., Sarasota, FL 34238, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 65, SANDHILL PRESERVE, UNIT 1, according to the plat thereof, as recorded in Plat Book 48, Page(s) 27, 27A through 27G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0136150025

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)

Printed Name

Address

City, State, Zip

Witness: (Signature)

Printed Name

Address

City, State, Zip

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 3rd day of June, 2026, by James A. Alexander and Donna J. Alexander, Husband and Wife, individually and as the Trustees of the Alexander Joint Trust dated January 15, 2025, who: [☐] is personally known to me or [☒] produced DLIC as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

individually and
James A. Alexander on Trustee

By: James A. Alexander, individually and as Trustee
Lunire of Chesterfield
16255 Chesterfield Pkwy W Apt. 352
Chesterfield, MO 63017

individually
Donna J. Alexander & as trustee

By: Donna J. Alexander, individually and as Trustee
Lunire of Chesterfield
16255 Chesterfield Pkwy W Apt. 352
Chesterfield, MO 63017

