

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505064

*Consideration: \$10.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew T. Vellela, Esq.
3700 S. Tamiami Trail
Sarasota, FL 34239

Doc Stamp-Deed: \$0.70

Property Appraiser's Parcel ID No.: 0137-16-0042

(FOR INFORMATIONAL PURPOSES ONLY)

Prepared without the benefit of title examination

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 8th day of June, 2026, by and between **WILLIAM H. TAFT JR., A SINGLE MAN, AS TO AN UNDIVIDED NINETY-NINE PERCENT (99%) INTEREST, AND ALICE M. SCIARRINO, A SINGLE WOMAN, AS TO AN UNDIVIDED ONE PERCENT (1%) INTEREST**, whose address is **5969 Roseto Place, Sarasota, FL 34238** (hereinafter "GRANTOR"), and **WILLIAM H. TAFT JR., A SINGLE MAN**, whose address is **5969 Roseto Place, Sarasota, FL 34238** (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 638, ISLES OF SARASOTA, UNIT 2B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 12, 12A THROUGH 121, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenances thereto belonging or in anywise appertaining, and subject to restrictions, reservations and easements of record, if any, which reference herein shall not serve to reimpose same, governmental regulations, real property taxes for the current year, and any mortgage or other encumbrances.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

The subject conveyance involves the transfer of unencumbered real property for nominal consideration, and therefore minimum documentary stamp taxes are due thereon.

(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)

Svetlana Pavlenko
Printed Name Svetlana Pavlenko
P.O. Address 3700 S. Tamiami Tr.
Sarasota, FL 34239

(2)

Andrew Vellela
Printed Name Andrew Vellela
P.O. Address 3700 S. Tamiami Tr.
Sarasota, FL 34239

GRANTOR:

William H. Taft Jr.
WILLIAM H. TAFT JR.

Alice M. Sciarrino
ALICE M. SCIARRINO

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 8th day of June, 2026, by William H. Taft Jr. and Alice M. Sciarrino, (☐) who is/are personally known to me or (☒) who has/have produced DLs as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

