

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505389

Doc Stamp-Deed: \$4,165.00

Prepared by and return to:

Liz Bernejo

CLA Title & Escrow

2455 East Sunrise Boulevard, Suite 1205

Fort Lauderdale, FL 33304

(888) 924-9008

File No FL-26-30972

Parcel Identification No 0137-09-0026

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of June, 2026 between David R. Mager, III and Nilda Mager, husband and wife, Individually and as Co-Trustees of David R. Mager, III and Nilda Mager Trust dated January 8, 2025, whose post office address is 19985 Market Way, 449, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantor, to Romeo R. Bella, Jr. and Myrna M. Bella, husband and wife, whose post office address is 403 Wild Cherry Court, Mars, PA 16046, of the County of Allegheny, Commonwealth of Pennsylvania, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 659 of Isles of Sarasota, Unit 2B, according to the map or plat thereof, as recorded in Plat Book 46, Page(s) 12 through 121, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:
(as to all signatories)

William H. Taft Jr
WITNESS

PRINT NAME: William H. Taft Jr

5969 Roseto Place

Sarasota, FL 34238

WITNESS 1 ADDRESS

Robyn Tolbert-Warrick
WITNESS

PRINT NAME: Robyn Tolbert-Warrick

7485 Palmer Glen Circle

Sarasota, FL 34240

WITNESS 2 ADDRESS

David R. Mager, III and Nilda Mager Trust dated January 8, 2025

By: David R. Mager III, Individually and as
David R. Mager, III, Individually and as Co-Trustee Co-Trustee

By: Nilda Mager, Individually and as
Nilda Mager, Individually and as Co-Trustee Co-Trustee

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this
day of June 3, 2026, by David R. Mager, III and Nilda Mager, Individually and as Co-Trustees of David R. Mager, III and Nilda
Mager Trust dated January 8, 2025, (☐) who is/are personally known to me or (☒) who has/have produced
FLDL as identification.

Robyn Tolbert-Warrick
Signature of Notary Public
Robyn Tolbert-Warrick
Print, Type/Stamp Name of Notary

