

6/10/2026 2:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505584

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Jill Bowen, Esq.
Our File Number: 332216-422191

Doc Stamp-Deed: \$7,665.00

Consideration: \$1,095,000.00
Doc Stamps: \$7,665.00
Recording Fee: \$29.00

WARRANTY DEED

This Warranty Deed is made effective this 10th day of June, 2026, by **Raymond Gerard Boyle and Kelly Sue Boyle, husband and wife, as to an undivided fifty percent**, whose post office address is: 2207 North Orchard Street, Chicago, IL 60614, and **Phillip Myers and Mary Myers, husband and wife, as to an undivided fifty percent**, whose post office address is: 4835 Gulf of Mexico Drive, Longboat Key, FL 34228, ("Grantor") to **Scott J. Cicciarelli and Diane Cicciarelli, husband and wife**, whose post office address is 3001 West Forsythe Court, Peoria, IL 61614 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Condominium Parcel No. E-112, of BEACH HARBOR CLUB, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 854, Page(s) 1080 through 1114, and as amended in Official Records Book 971, Page 2004 through 2014, and as per Plat thereof, recorded in Condominium Book 4, Page(s) 13 through 13M, as amended in Condominium Book 6, Page(s) 8, 8A and 8B, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements appurtenant thereto.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0002141092.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]
Witness#1 Print: Cecilia Esparza
Witness #1 Address: 3094 Kings Crown Pl
El Paso TX 79936

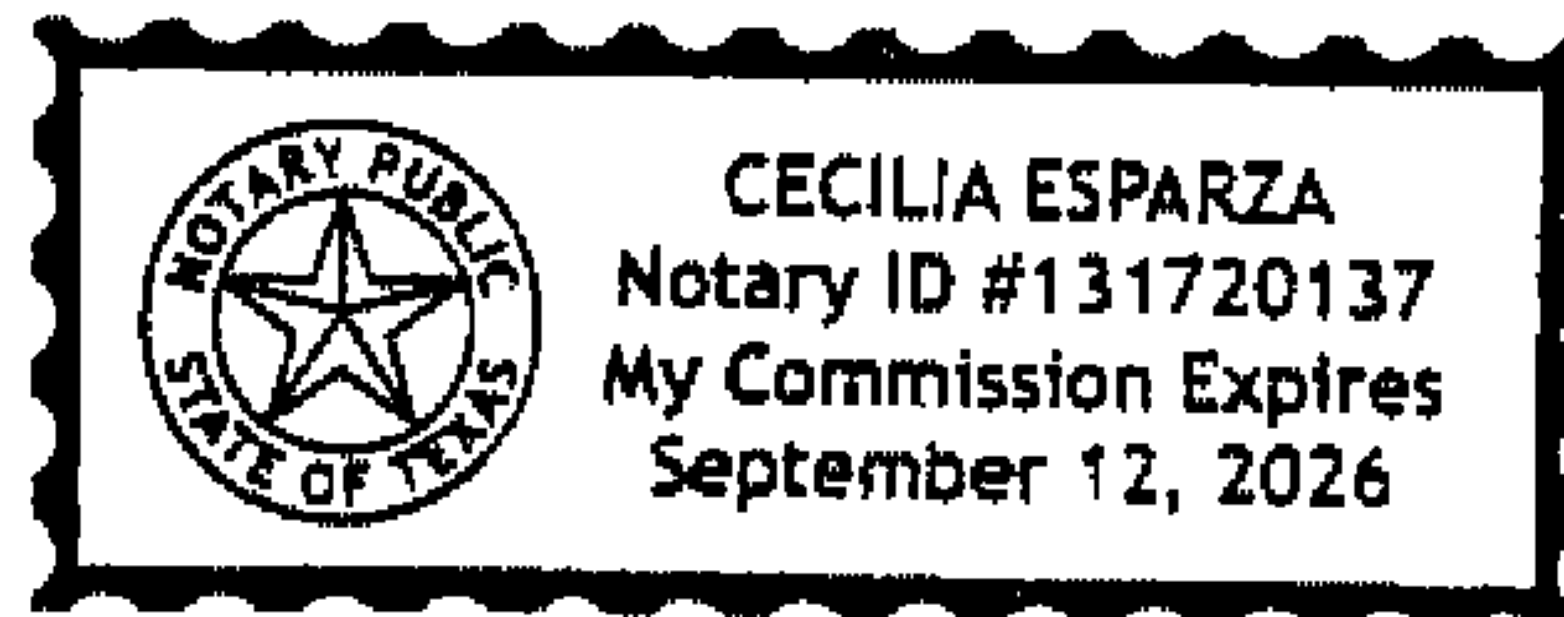
Witness#2 Sign: [Signature]
Witness#2 Print: Dick Mawin
Witness #2 Address: 3094 Kings Crown Pl
El Paso TX 79936

[Signature]
Raymond Gerard Boyle
Address: 2207 North Orchard Street unit 1
Chicago, IL 60614

[Signature]
Kelly Sue Boyle
Address: 2207 North Orchard Street unit 1
Chicago, IL 60614

STATE OF Texas
COUNTY OF El Paso

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of June, 2026, by Raymond Gerard Boyle and Kelly Sue Boyle .



[Signature]
Notary Public
Print Name: Cecilia Esparza
My Commission Expires: 9-12-2026

Personally Known (OR) Produced Identification ✓
Type of identification produced ILDL

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]
Witness#1 Print: JILL BOWEN
Witness #1 Address: 240 S. Pineapple Ave
Sarasota FL 34236

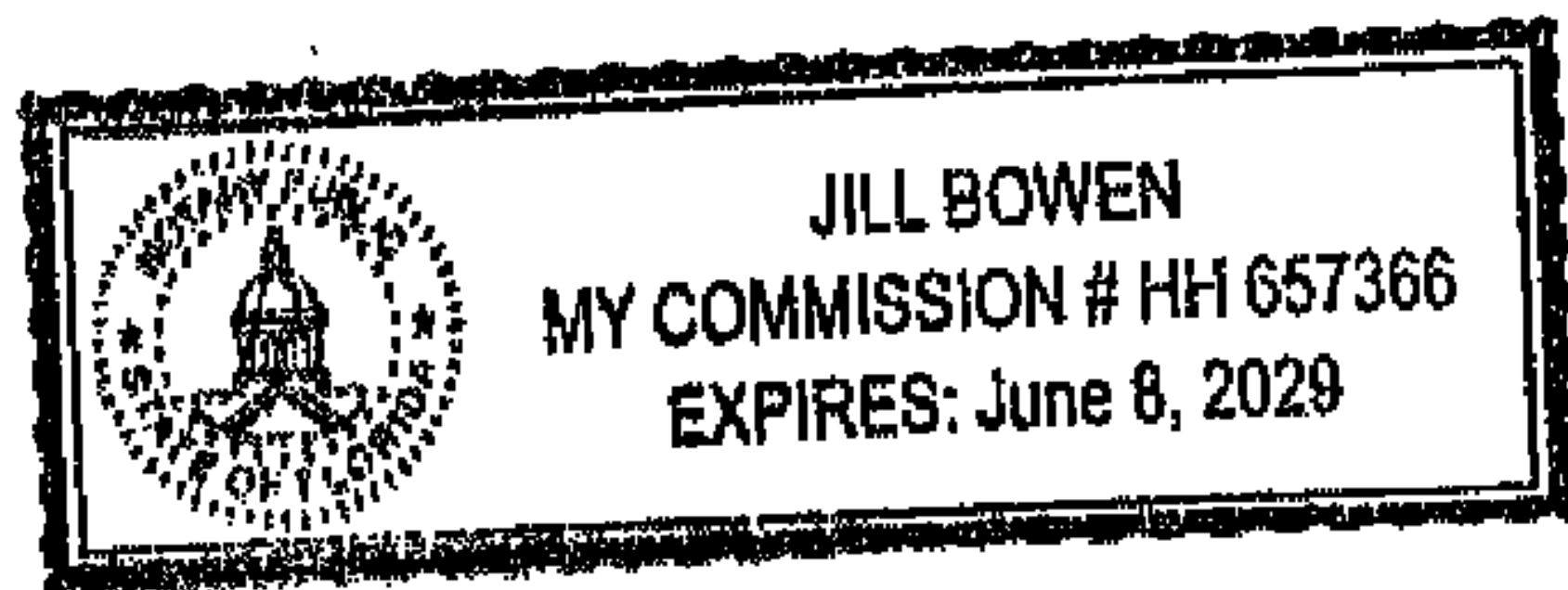
Witness#2 Sign: [Signature]
Witness#2 Print: Lindsey Stortz
Witness #2 Address: 240 S. Pineapple Ave
Sarasota, FL 34236

[Signature]
Phillip Myers
Address: 4835 Gulf of Mexico Drive
Longboat Key, FL 34228

[Signature]
Mary Myers
Address: 4835 Gulf of Mexico Drive
Longboat Key, FL 34228

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of June, 2026, by Phillip Myers, and Mary Myers.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification X____
Type of identification produced FL DL