

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079507 2 PG(S)**

6/11/2026 2:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506103

Consideration: \$4,525,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47400-002

Doc Stamp-Deed: \$31,675.00

Property Appraiser's Parcel ID No.: 2001120044

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 9th day of June, 2026, by and between **KRISTA E. VARADY AND DESMOND P. VARADY, WIFE AND HUSBAND, INDIVIDUALLY AND AS CO-TRUSTEES OF THE KRISTA E. VARADY REVOCABLE TRUST DATED NOVEMBER 15, 2001, AS AMENDED FROM TIME TO TIME**, whose address is **5035 Bay Shore Road, Sarasota, FL 34234** (hereinafter "GRANTOR"), and **PATRICK FARRELL AND ICESEAS FARRELL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **5035 Bay Shore Road, Sarasota, FL 34234** (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:

LOTS 18, 19 & 20, BLOCK C, SAPPHIRE SHORES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 153, 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.

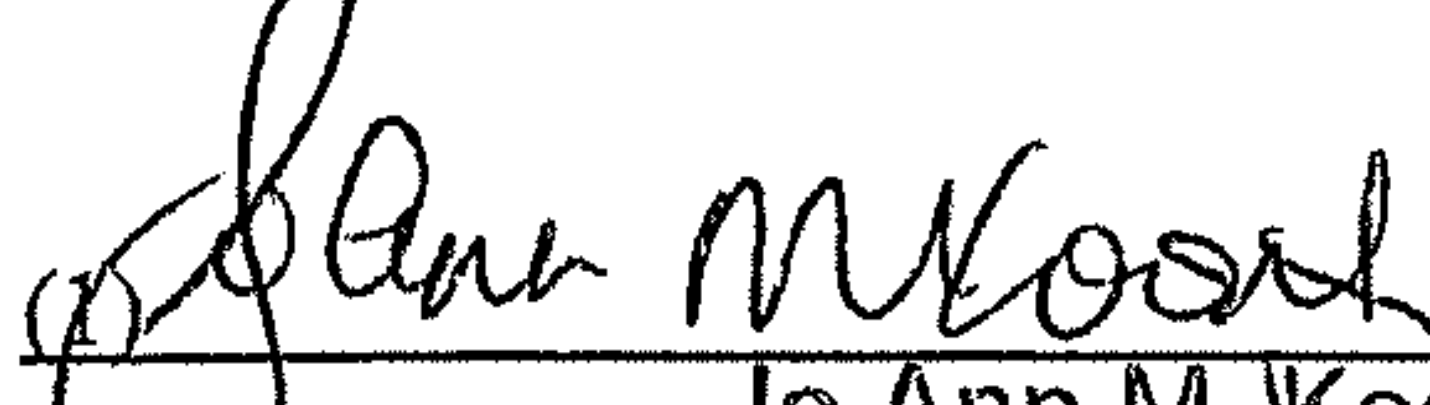
The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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:

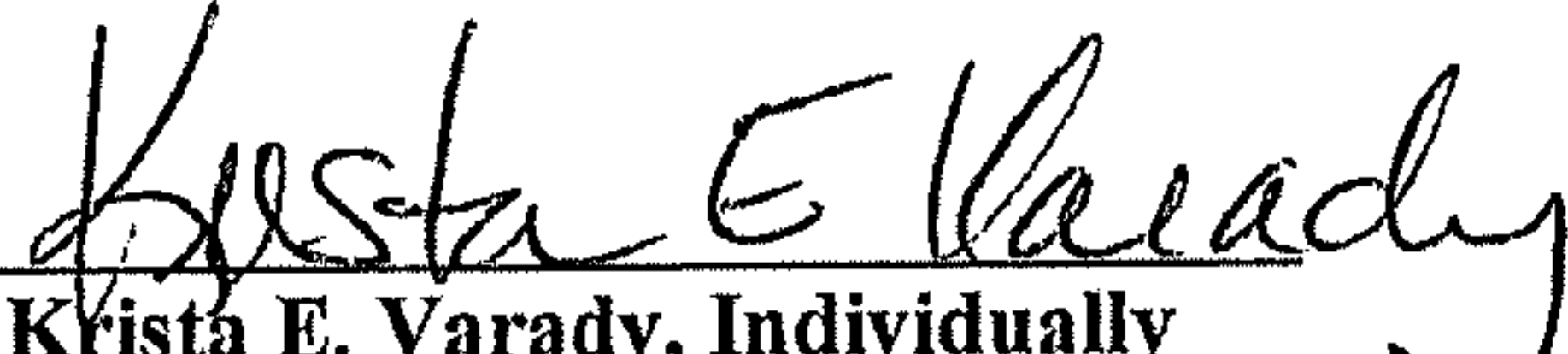
WITNESSES:

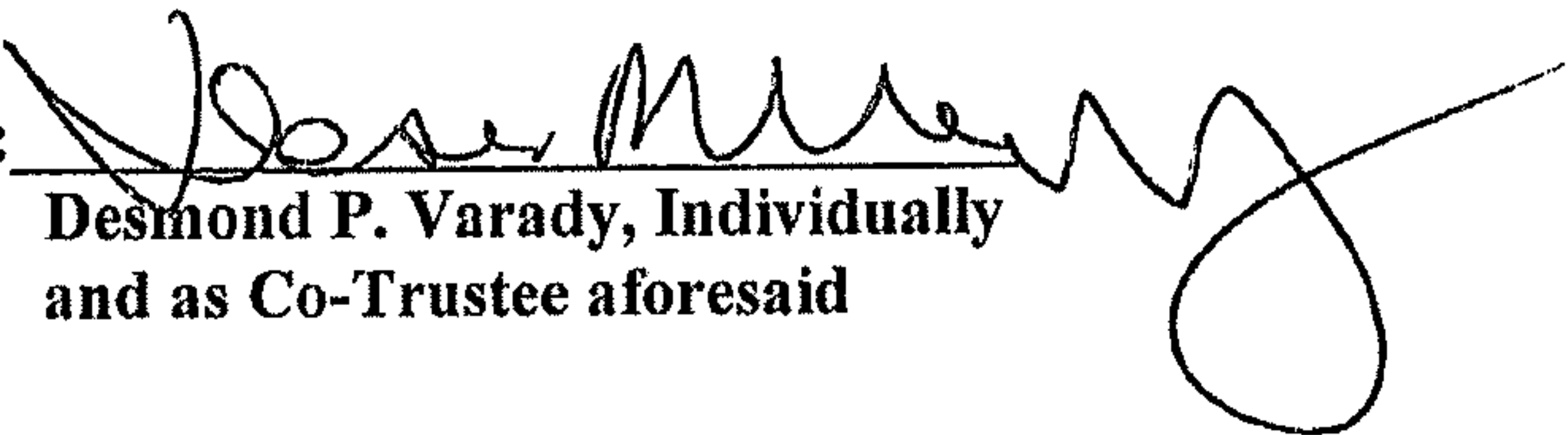

Printed Name Jo Ann M. Koontz
P.O. Address 1613 Fruitville Rd
Sarasota, FL 34236

(2) 
Printed Name Amanda Muir
P.O. Address 1613 Fruitville Rd.
Sarasota, FL 34236

GRANTOR:

KRISTA E. VARADY AND DESMOND P. VARADY, INDIVIDUALLY AND AS CO-TRUSTEES OF THE KRISTA E. VARADY REVOCABLE TRUST DATED NOVEMBER 15, 2001

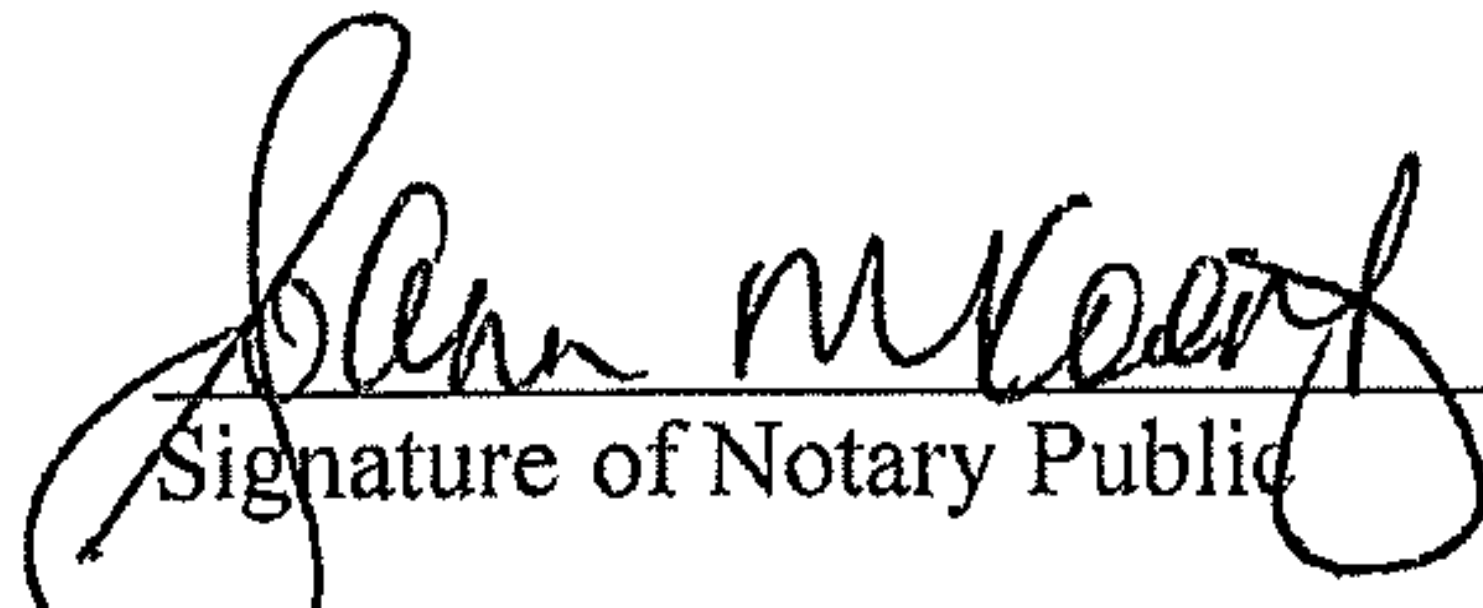
By: 
**Krista E. Varady, Individually
and as Co-Trustee aforesaid**

By: 
**Desmond P. Varady, Individually
and as Co-Trustee aforesaid**

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 8th day of June, 2026, by Krista E. Varady and Desmond P. Varady, Individually and as Co-Trustees of the Krista E. Varady Revocable Trust dated November 15, 2001, () who are personally known to me or (X) who have produced FL DL as identification.


Signature of Notary Public
Jo Ann M. Koontz
Print, Type/Stamp Name of Notary



JO ANN M KOONTZ
Notary Public
State of Florida
Comm# HH463836 (AFFIX SEAL)
Expires 12/19/2027

My Commission Expires: _____