

Consideration: \$380,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
324 South Hyde Park Avenue
Suite 325
Tampa, FL 33606
26-49156-001

6/11/2026 4:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3506461

Doc Stamp-Deed: \$2,660.00

Property Appraiser's Parcel ID No.: 0113-13-1056

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 10th day of June, 2026, by and between **Stephen P. Trahanas, A SINGLE MAN, INDIVIDUALLY AND AS TRUSTEE OF THE STEPHEN P. TRAHANAS REVOCABLE TRUST, U/A DATED AUGUST 2, 1999**, whose address is **5036 Brickell Park Cove, Bradenton, FL 34211** (hereinafter "GRANTOR"), and **SID BEARON, A SINGLE MAN**, whose address is **7374 Royal Birkdale Drive #15D, 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:

UNIT 15D, BALLANTRAE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1373, PAGE 481, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 14, PAGE 26, AND AMENDMENTS THERETO, 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).

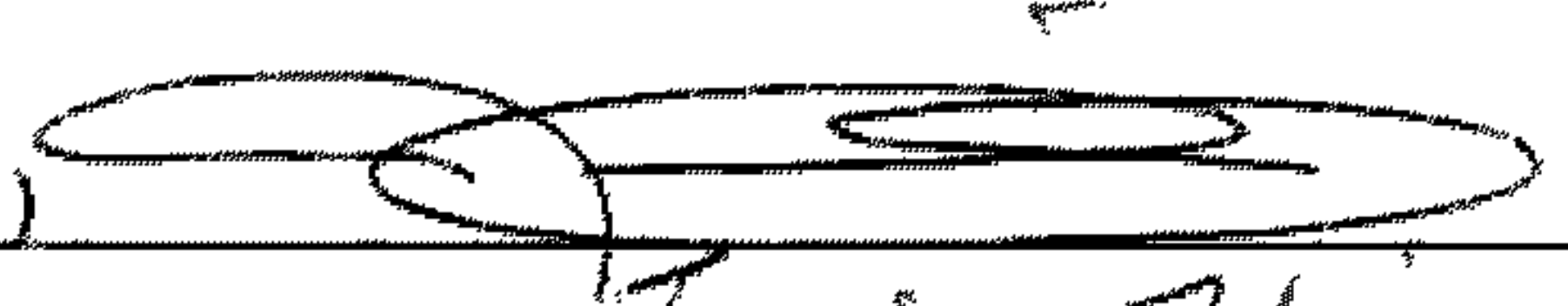
(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

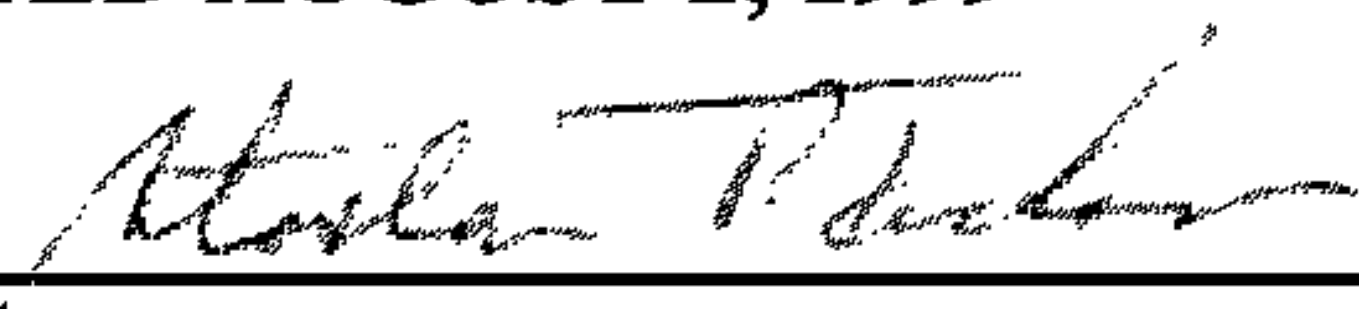
Signed, sealed and delivered in our presence:

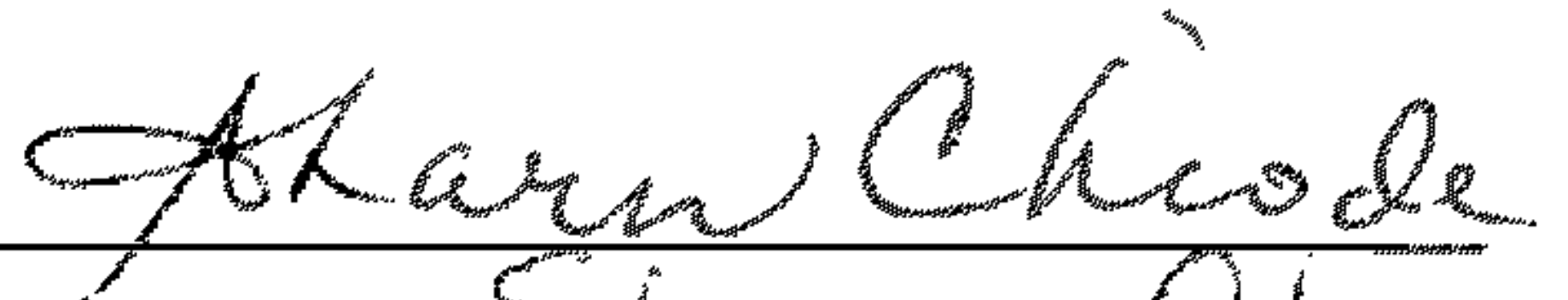
WITNESSES:

GRANTOR:

(1) 
Printed Name Jamie Ebling
P.O. Address 3700 S. Tamiami Trl.
Sarasota, FL 34239

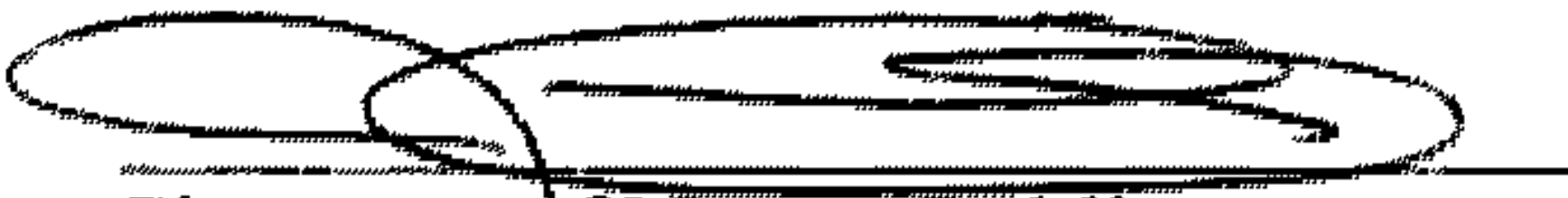
**STEPHEN P. TRAHANAS, INDIVIDUALLY
AND AS TRUSTEE OF THE STEPHEN P.
TRAHANAS REVOCABLE TRUST, U/A
DATED AUGUST 2, 1999**

By: 
**Stephen P. Trahanas, Individually and
as Trustee, aforesaid**

(2) 
Printed Name Sharon Chiodo
P.O. Address 3700 S. Tamiami Trl.
Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27th day of June, 2026, by Stephen P. Trahanas, Individually and as Trustee of the Stephen P. Trahanas Revocable Trust, U/A dated August 2, 1999, () who is/are personally known to me or (X) who has/have produced FL. DR. LIC. as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

