

6/15/2026 4:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507681

Doc Stamp-Deed: \$4,480.00

Prepared by and return to:
Donald W. Scarlett, Jr., Esq.
Ulrich Scarlett Watts & Dean, P.A.
713 S Orange Ave, Ste 201
Sarasota, FL 34236
(941) 955-5100

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Warranty Deed

This Warranty Deed made this 10th day of June, 2026 between Darlene G. Tallamy, a married woman, individually and as Trustee of the Darlene G. Tallamy Revocable Trust dated February 1, 2024, joined by her husband, Paul T. Tallamy whose post office address is 488 Arborview Ln, Venice, FL 34292, collectively, grantor, and Stephen Manning and Victoria Manning, husband and wife, Ruth Martins Jones and Maria Martins, all as joint tenants with right of survivorship whose post office address is 108 Snead Dr, Mashpee, MA 02649, collectively, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sarasota County, Florida to-wit:

Lot 303, SAWGRASS UNIT 4, according to the map or plat thereof, as recorded in Plat Book 42, Page 14, of the Public Records of Sarasota County, Florida.

Parcel Number: 0402100019

Subject to taxes for current and subsequent years, and covenants, conditions, restrictions, easements, reservations, and limitations of record.

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

To Have and to Hold, the same in fee simple forever.

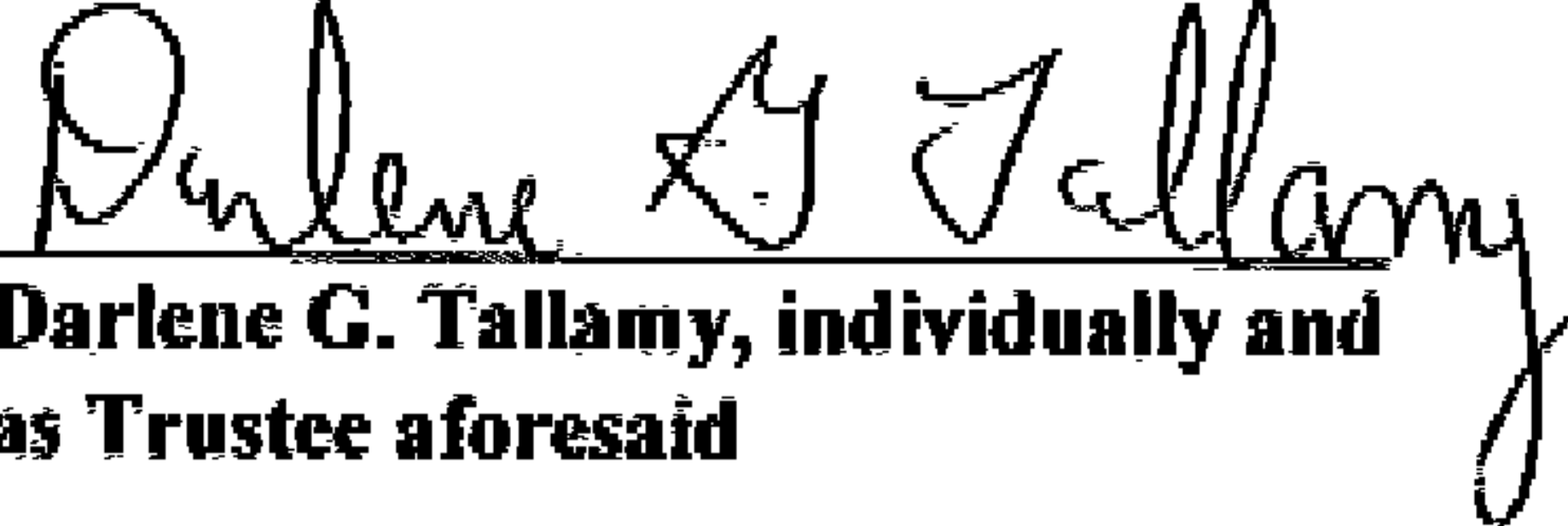
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

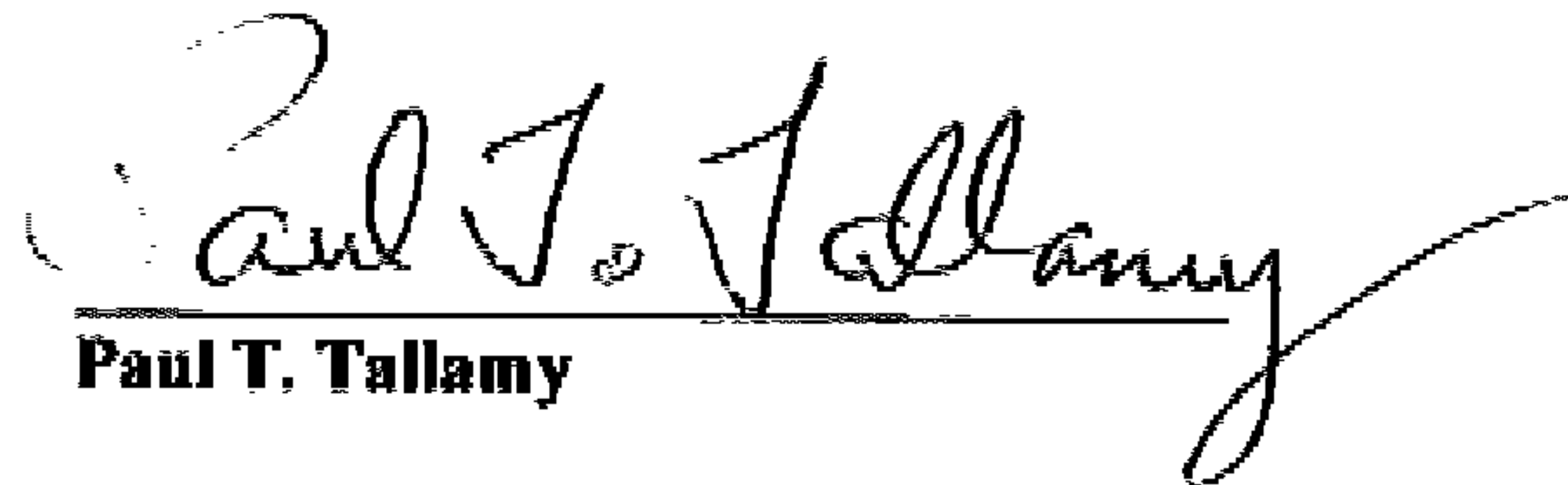
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Donald L. Scarlett
P.O. Address: 133 S Orange Ave, Ste 201
Sarasota, FL 34236


Witness
Printed Name: Antonia J. Abreu
P.O. Address: 133 S Orange Ave, Ste 201
Sarasota, FL 34236

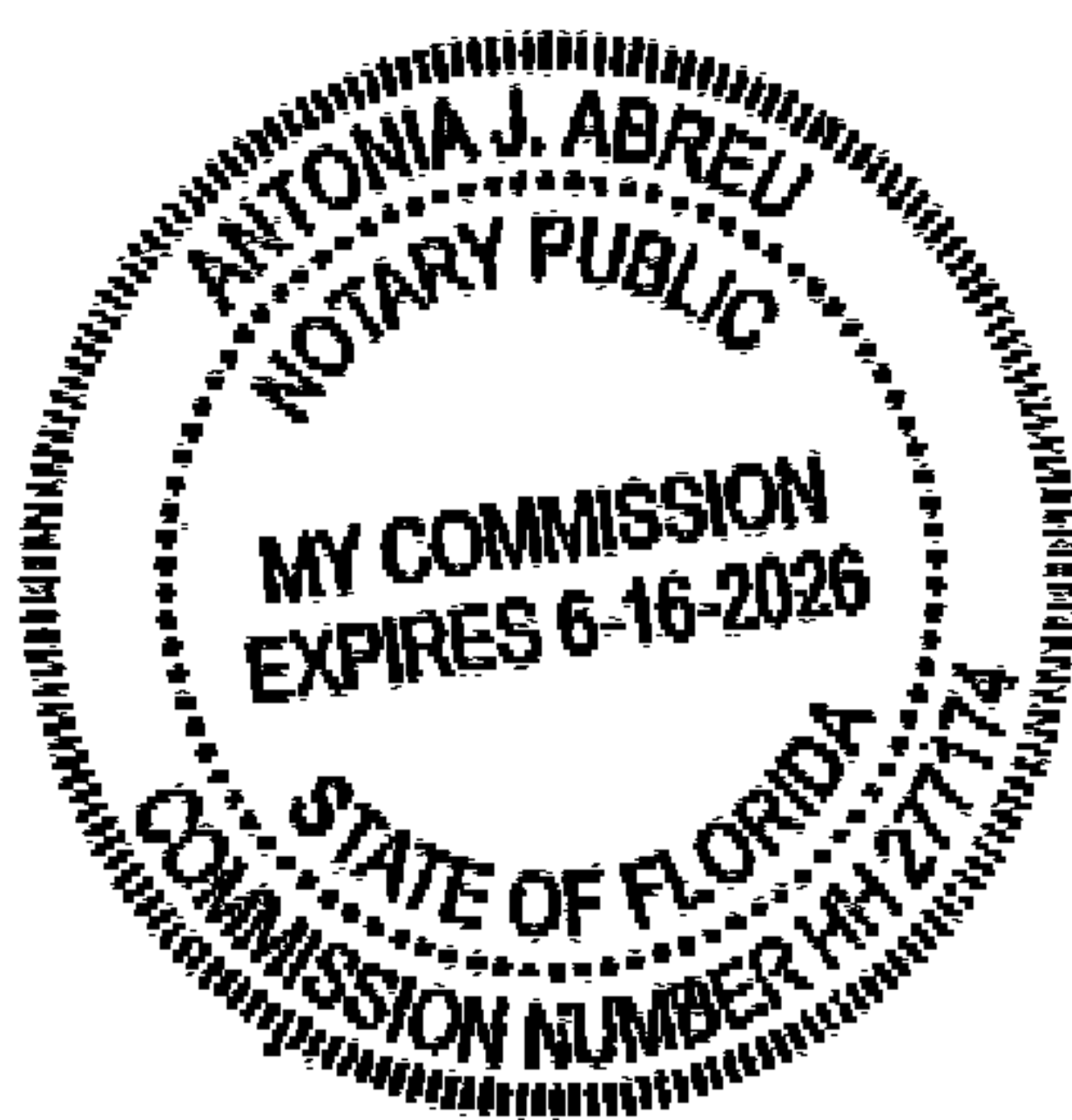

Darlene G. Tallamy, individually and
as Trustee aforesaid

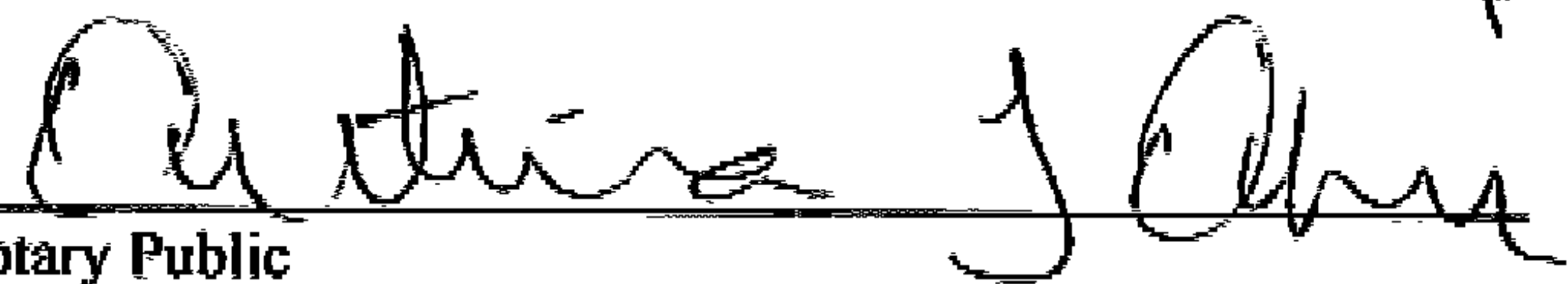

Paul T. Tallamy

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of June, 2026 by Darlene G. Tallamy, a married woman, individually and as Trustee of the Darlene G. Tallamy Revocable Trust dated February 1, 2024, joined by her husband, Paul T. Tallamy who ☐ are personally known or ☒ have produced a driver's license as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____