

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083545 4 PG(S)**

Consideration: \$635,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49406-001

6/18/2026 1:06 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3509537

Doc Stamp-Deed: \$4,445.00

Property Appraiser's Parcel ID No.: 0461010037

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 16th day of June, 2026, by and between **Robert J. McAuley, a married man, Ann L. Patnett, a married woman, and Christina M. Clark, a married woman**, whose address is **5513 Desert Spring Road, Las Vegas, NV 89149** (hereinafter "GRANTOR"), and **Kevin Leeber and Danielle Leeber, husband and wife**, as tenants by the entirety, whose address is **4401 Liberty Bell Court, Virginia Beach, VA 23462** (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:

LOT 425 OF VENETIA PHASE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE(S) 13 THROUGH 13-O, 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 property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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) Kimberly Jordan
Printed Name Kimberly Jordan
P.O. Address 6271 St Augustine RD
Jacksonville FL 32217

Ann L. Patnett
Ann L. Patnett

(2) Ronnie Jordan
Printed Name Ronnie Jordan
P.O. Address 170 Onate Cir
St Augustine FL 32095

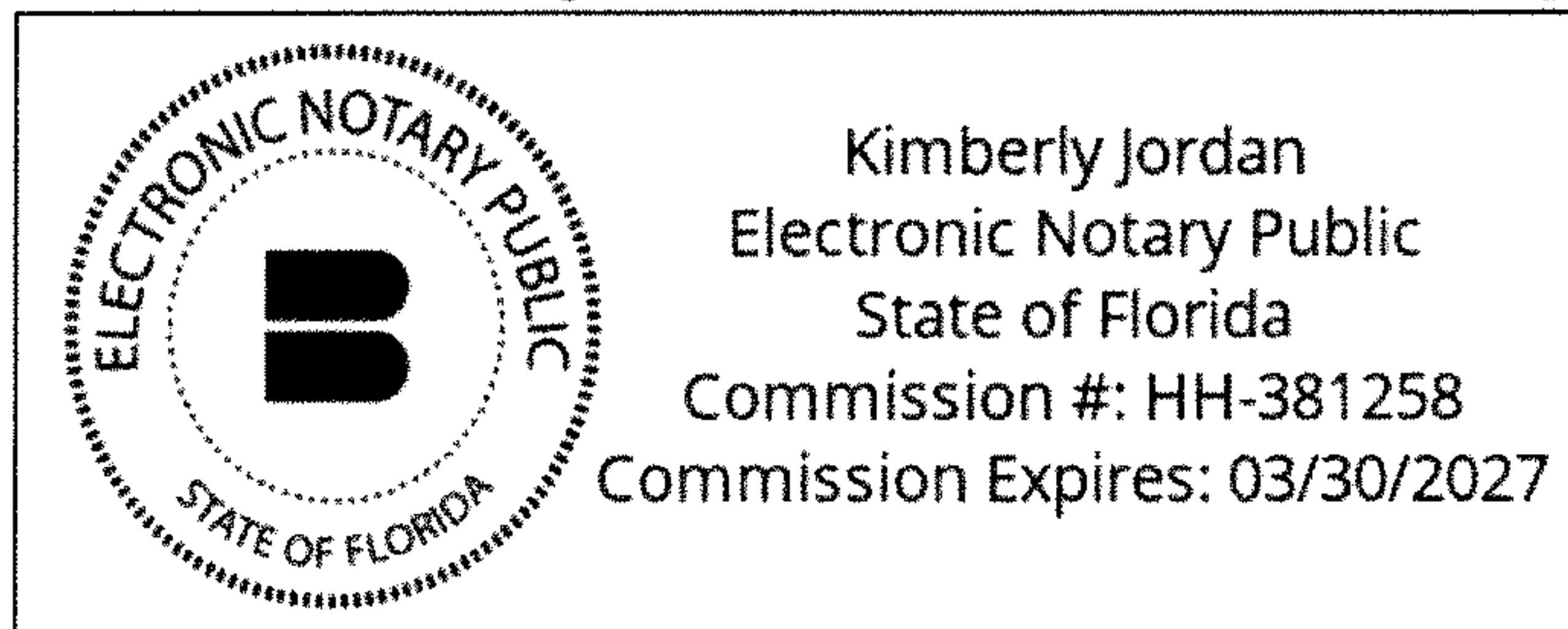
STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of ~~(--x--)~~^{*g} physical presence or (☒) online notarization, this 15 day of June, 2026, by Ann L. Patnett, () who is/are personally known to me or (☒) who has/have produced Driver License as identification.

Kimberly Jordan
Signature of Notary Public

Kimberly Jordan
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



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

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) Lonzie Sowell
Printed Name Lonzie Sowell
P.O. Address 3925 Pughsville Rd
Suffolk, VA 23435

Robert J. McAuley
Robert J. McAuley

(2) Dyani Meggett-Sowell
Printed Name Dyani Meggett-Sowell
P.O. Address 1410 W 27th St
Norfolk, VA 23508

STATE OF Virginia
COUNTY OF Norfolk city

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☒ online notarization, this 4 day of June, 2026, by Robert J McAuley, ☐ who is/are personally known to me or ☒ who has/have produced driver's license as identification.

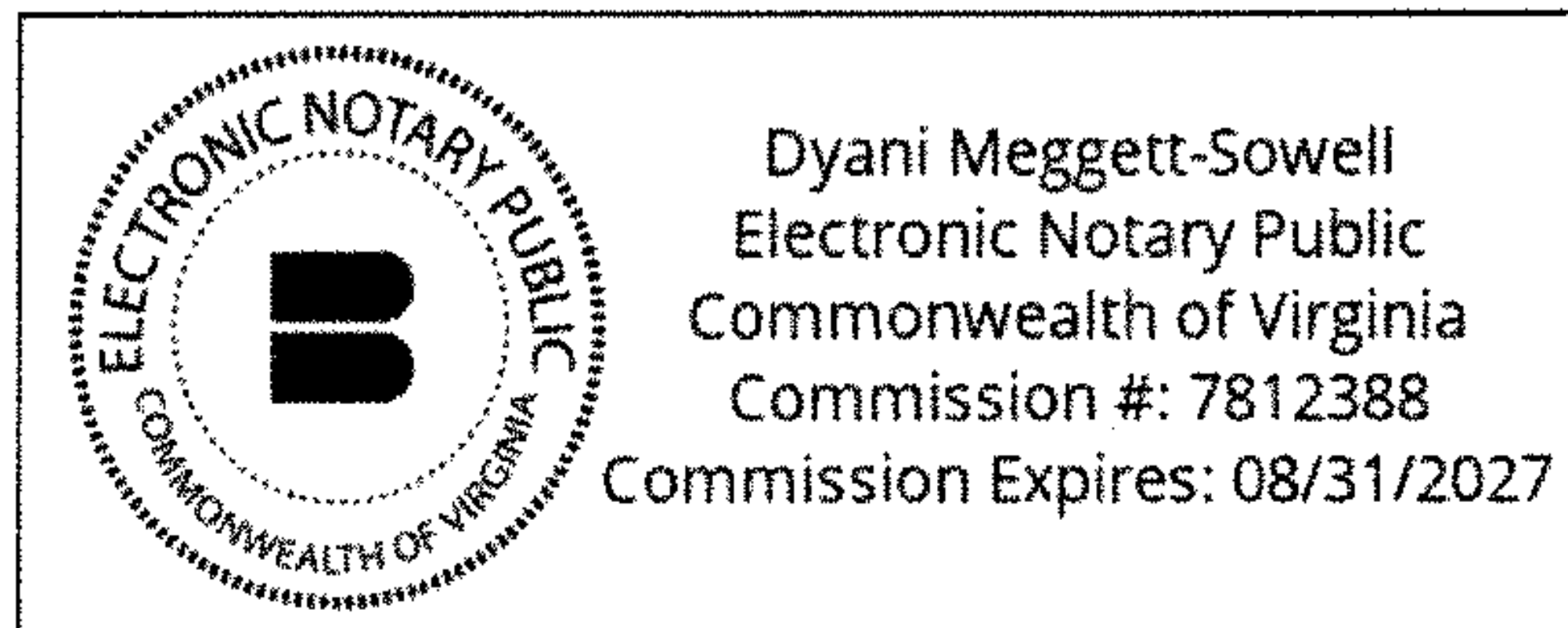
Dyani Meggett-Sowell

Signature of Notary Public

Dyani Meggett-Sowell

Print, Type/Stamp Name of Notary

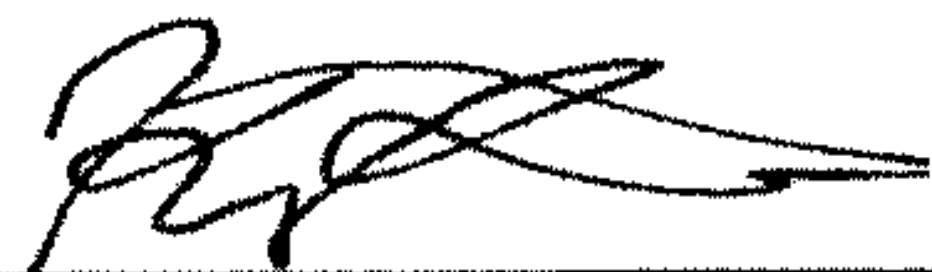
Notarized online using audio-video communication technology

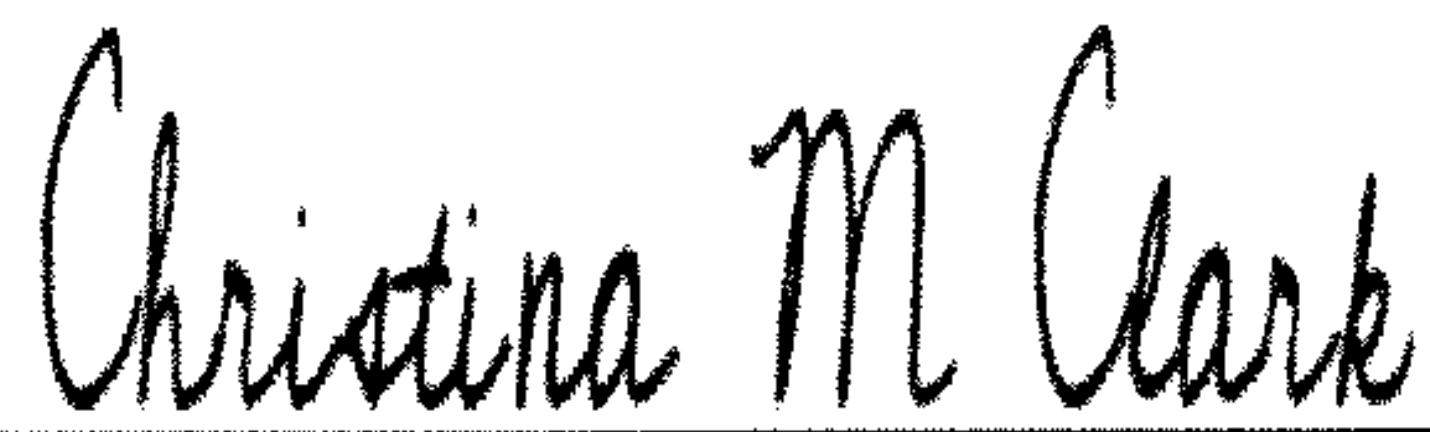


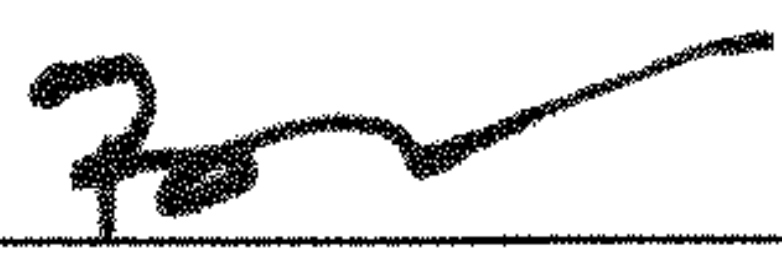
Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

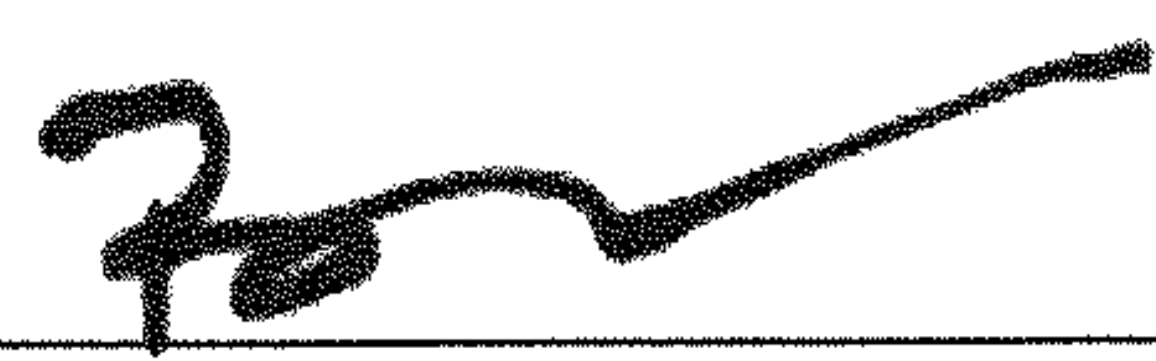
(1) 
Printed Name Kaliyah Reese
P.O. Address 3711 Cologne ct,
Indianapolis, IN 46228


Christina M. Clark

(2) 
Printed Name Beau MacDonnell
P.O. Address 1316 E Meadowbrook Ave,
Phoenix, AZ 85014

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 10th day of June, 2026, by Christina M Clark ☐ who is/are personally known to me or ☒ who has/have produced ☒ Driver license ☐ Passport as identification.

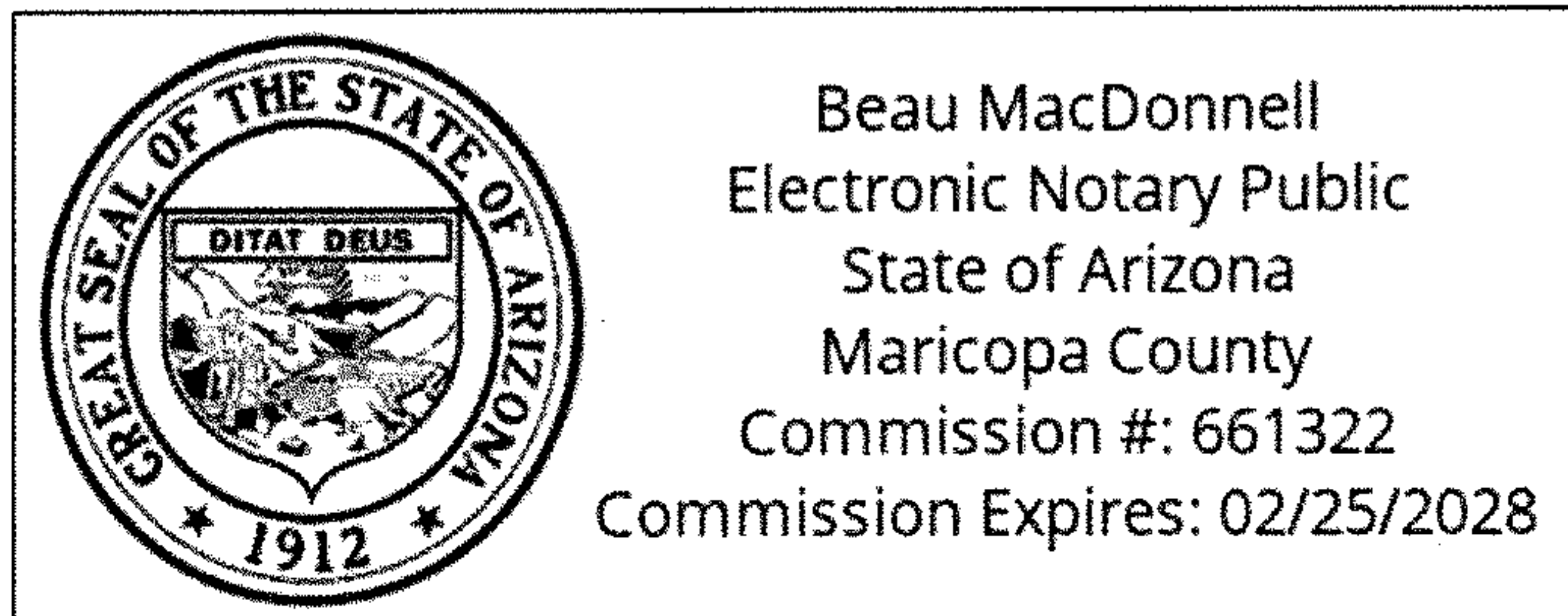

Signature of Notary Public

Beau MacDonnell, Notary Public

Print, Type/Stamp Name of Notary

My Commisison Expires: 02/25/2028

Notarized online using audio-video communication technology



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