

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026083768 2 PG(S)**

**6/18/2026 3:08 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3509699**

**Doc Stamp-Deed: \$3,580.50**

Consideration: \$511,500.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Natasha Selvaraj, Esq.  
8433 Enterprise Circle  
Suite 200  
Lakewood Ranch, FL 34202  
26-49351-001

Property Appraiser's Parcel ID No.: 0140-09-0047

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 17th day of June, 2026, by and between **JAMES WILSON CRAIN, III, INDIVIDUALLY A SINGLE MAN, AND AS SUCCESSOR TRUSTEE OF THE JAMES WILSON CRAIN, JR., LIVING TRUST, UTD 8/29/24**, whose address is **1120 East Twiggs Street, G171, Tampa, FL 33602** (hereinafter "GRANTOR"), and **JUAN M. VARELA AND EGLIBETH ZULETA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **562 Oak Bay Drive, Osprey, FL 34229** (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 2167, BAY OAKS ESTATES, UNIT I, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 47, 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:

(1) [Signature]  
Printed Name Juliana Burns  
P.O. Address 8433 Enterprise Cir., Suite 200  
Lakewood Ranch FL 34202

(2) [Signature]  
Printed Name Natasha Selvaraj  
P.O. Address 8433 Enterprise Cir., Suite 200  
Lakewood Ranch FL 34202

GRANTOR:

**JAMES W. CRAIN, III., INDIVIDUALLY AND  
AS SUCCESSOR TRUSTEE OF THE JAMES  
WILSON CRAIN, JR., LIVING TRUST, UTD  
8/29/24**

By: [Signature]  
**James W. Crain, III, Individually  
and as Successor Trustee aforesaid**

STATE OF Florida  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15<sup>th</sup> day of June, 2026, by James W. Crain, III, Individually and as Successor Trustee of The James Wilson Crain, Jr., Living Trust, UTD 8/29/24 ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

