

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083983 2 PG(S)**

Consideration: \$1,385,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49164-001

**6/19/2026 12:58 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE** Receipt # 3509899

Doc Stamp-Deed: \$9,695.00

Property Appraiser's Parcel ID No.: 0242-03-0012

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 18th day of June, 2026, by and between **DOUGLAS J. WEISS AND MARIANNE L. WEISS, WIFE AND HUSBAND**, whose address is **7333 Scotland Way, lot 115, Sarasota, FL 34238** (hereinafter "GRANTOR"), and **CHARLES H. CAMPBELL AND SUSAN M. CAMPBELL, HUSBAND AND WIFE, as tenants by the entirety**, whose address is **6971 Scrub Jay Drive, Sarasota, FL 34241** (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 196, LAUREL OAK ESTATES, SECTION 5, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 38, 38A THROUGH 38F, INCLUSIVE, 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.

(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)

Andrew Vellela
Printed Name Andrew Vellela
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

Douglas J. Weiss
Douglas J. Weiss

Marianne L. Weiss
Marianne L. Weiss

(2)

Angelina Trotta
Printed Name Angelina Trotta
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of June, 2026, by Douglas J. Weiss and Marianne L. Weiss, ☐ who is/are personally known to me or ☒ who has/have produced DLs as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

