

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084478 2 PG(S)**

6/22/2026 11:08 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510355

Consideration: \$2,900,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49649-001

Doc Stamp-Deed: \$20,300.00

Property Appraiser's Parcel ID No.: 0004-04-0021

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 18th day of June, 2026, by and between **DEANNA R. WAINSTEIN, AN UNMARRIED WOMAN**, whose address is **32150 Pinetree Road, Cleveland, OH 44124** (hereinafter "GRANTOR"), and **ERIC BRIONES AND KATIE BRIONES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **3620 Fair Oaks Place, Longboat Key, FL 34228** (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 68, QUEENS HARBOUR A/K/A MANCHESTER BAY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 33, 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.

(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) Camille Fisher
Printed Name Camille Fisher
P.O. Address 39029 Gardendale Dr
Willoughby OH 44094

Deanna R Wainstein
Deanna R. Wainstein

(2) Sherrin Harris
Printed Name Sherrin Harris
P.O. Address 32305 Seneca Dr
Solon OH 44139

STATE OF Ohio
COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 15 day of June, 2026, by Deanna R. Wainstein, () who is/are personally known to me or (☒) who has/have produced drivers license as identification.

Karla Frascarelli
Signature of Notary Public

Karla Frascarelli
Print, Type/Stamp Name of Notary



KARLA FRASCARELLI
Notary Public, State of Ohio
My Commission Expires
November 15, 2028