

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026084808 2 PG(S)**

6/22/2026 1:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510658

CONSIDERATION: \$1,410,000.00

DOC TAX: \$9,870.00

RECORD: \$20.50

PARCEL ID NO.: 0007-07-0021

Prepared by and return to:

Doc Stamp-Deed: \$9,870.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Nicole F. Cromie, Esq.

**WARRANTY DEED**

**THIS INDENTURE** is made as of the 22nd day of June 2026, by and between **VINCENT R. MOLINARI and LISA A. MOLINARI, husband and wife**, hereinafter referred to as Grantor, whose post office address is 3519 Fair Oaks Lane, Longboat Key, FL 34228, and **WILLIAM G. EUBANKS, as Trustee of the WILLIAM G. EUBANKS REVOCABLE TRUST dated June 20, 2025, as amended, and DENISE M. DOYLE, as Trustee of the DENISE M. DOYLE REVOCABLE TRUST dated June 20, 2025, as amended, as tenants in common**, hereinafter referred to as Grantee, whose post office address is 2341 Harbour Oaks Drive, Longboat Key, FL 34228.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

**Lot 16, HARBOUR OAKS II, according to the map or plat thereof as recorded in Plat Book 30, Page 35, Public Records of Sarasota County, Florida.**

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

Witness Name: Sarah E. Ferlazzo  
50 Central Avenue  
Witness Address: 8th Floor  
Sarasota, FL 34236

Witness Name: Kelsey Incardona  
Witness Address: 1257 Fruitville Rd #D  
Sarasota, FL 34236

VINCENT R. MOLINARI  
LISA A. MOLINARI

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of June 2026 by VINCENT R. MOLINARI and LISA A. MOLINARI, who are personally known to me or who have produced FLDL as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Signature of Notary Public

(Notary Seal)

Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.

