

Consideration: \$ 1,195,000.00

6/22/2026 4:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510860

Doc Stamp-Deed: \$8,365.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-76

Parcel Identification No 0262070017

[Space Above This Line For Recording Data]

WARRANTY DEED

This indenture made the 18th day of June, 2026 by and between **ROBERT A. MELBERTH AND LINDA A. MELBERTH, HUSBAND AND WIFE, INDIVIDUALLY AND AS CO-TRUSTEES OF THE ROBERT AND LINDA MELBERTH REVOCABLE TRUST DATED SEPTEMBER 9TH, 2021**, whose post office address is 10036 Lake Wales Cir., Sarasota, FL 34241, (hereinafter "Grantor"), and **JOHN FRANCIS DEPAOLA, JR. AND THABATA AMANDA DEPAOLA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose post office address is 4588 Tuscana Drive, Sarasota, FL 34241, (hereinafter "Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

LOT 71, TUSCANA, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 1, 1A THROUGH 1I, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The Grantors named herein affirm that they are the sole trustees of the trust, that the trust remains unamended and unmodified, is currently valid and in effect, and that they possess full authority to transfer the property to the Grantee.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1:

SIGNATURE: [Signature]

PRINT NAME: Ryan Brown

WITNESS 1 ADDRESS: 2000 Webster St
Sarasota FL 34239

WITNESS 2:

SIGNATURE: [Signature]

PRINT NAME: Sandy VanDuren

WITNESS 2 ADDRESS: 871 Venera Bay
Delray Beach FL 33425

Robert A. Melberth and Linda A. Melberth, Individually and
as Co-Trustees of The Robert and Linda Melberth Revocable
Trust dated September 9th, 2021

By: [Signature]

Robert A. Melberth, Individually and
as Co-Trustee aforesaid

By: [Signature]

Linda A. Melberth, Individually and
as Co-Trustee aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 18 day
of June, 2026, by Robert A. Melberth and Linda A. Melberth, Individually and as Co-Trustees of The Robert and Linda Melberth
Revocable Trust dated September 9th, 2021, () 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

