

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086229 2 PG(S)**

6/24/2026 12:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511868

Consideration: \$475,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49439-001

Doc Stamp-Deed: \$3,325.00

Property Appraiser's Parcel ID No.: 0382150020

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 23rd day of June, 2026, by and between **Larry W. Acton and Denise L. Acton Husband and Wife**, whose address is **421 Alligator Drive, Venice, FL 34293** (hereinafter "GRANTOR"), and **Robert Edward Boyett, Jr and Carlene Mae Boyett, husband and wife**, as tenants by the entirety, whose address is **1041 Truman Street, Nokomis, FL 34275** (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 56, LAUREL WOODLANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 42, 42A THROUGH 42E, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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)

Printed Name

Mallory Bauer

P.O. Address

3700 S Tamiami

Sarasota FL 34239

By:

Larry W. Acton

By:

Denise L. Acton

(2)

Printed Name

Crystal L. Cox

P.O. Address

405 Barcelona Ave

Vero Beach FL 34985

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 Larry W. Acton and Denise L. Acton (☐) who is/are personally known to me or (☒) who has/have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

