

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026087372 2 PG(S)**

6/26/2026 10:42 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512739

Doc Stamp-Deed: \$18,900.00

Prepared by and return to:

Hayley Baldinelli

Premier Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 212-1820

File No 2026-6574

Purchase Price: \$2,700,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$18,900.00

Parcel Identification No.: 0222030050

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this 26th day of June, 2026, between John Philip Bender, Jr. and Lisa M. Bender, husband and wife, whose post office address is 120 Riverview Avenue, Middletown, RI 02842, Grantors, to Stephen W. Perkins, Trustee of The 2022 Amended and Restated Stephen W. Perkins Revocable Trust, dated September 7, 2022, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended), whose post office address is 15834 Bethpage Trail, Carmel, IN 46033, Grantee:

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lot W-5, FOUNDERS CLUB, A SUBDIVISION, according to the plat thereof, recorded in Plat Book 44, Pages 30, Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantee that Grantors are 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 Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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

Signed, sealed and delivered in our presence:

WITNESSES #1:

Gabriela Batista

Printed Name: Gabriela Batista

P.O. Address: P.O. Box 1205 Chesapeake VA 23327

John Philip Bender, Jr.
John Philip Bender, Jr.

WITNESSES #2:

Luz Batista

Printed Name: Luz Batista

P.O. Address: P.O. Box 1205 Chesapeake VA 23327

Lisa M. Bender
Lisa M. Bender

STATE OF Virginia
COUNTY OF Chesapeake city

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 24th day of June, 2026, by John Philip Bender, Jr. and Lisa M. Bender, ☐ who is/are personally known to me or ☒ who has/have produced Driver's license as identification.

Luz Batista
Signature of Notary Public

Luz Batista
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

