

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088677 2 PG(S)**

Consideration: \$1,035,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49428-001

6/29/2026 4:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3513751

Doc Stamp-Deed: \$7,245.00

Property Appraiser's Parcel ID No.: 0135-08-0010

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of June, 2026, by and between **BONNIE WANG AND HUAN WANG, WIFE AND HUSBAND**, whose address is **10006 Clubhouse Drive, Bradenton FL 34202** (hereinafter "GRANTOR"), and **BRETT BRAZEN AND SAMANTHA BRAZEN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **8930 Bloomfield Boulevard, Sarasota, FL 34238** (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 27, SILVER OAK, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE(S) 23, 23A THROUGH 23G, 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.

(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) *Barbara Casto*
Printed Name Barbara Casto

P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

Bonnie Wang
Bonnie Wang

Huan Wang
Huan Wang

(2) *Justin Carone*
Printed Name Justin Carone

P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of June, 2026, by Bonnie Wang and Huan Wang, ☐ who is/are personally known to me or ☒ who has/have produced DL ID as identification.

Justin Carone
Signature of Notary Public

Print, Type/Stamp Name of Notary

