

Consideration: \$589,900.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49306-001

**7/9/2026 4:36 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3517933**

Doc Stamp-Deed: \$4,129.30

Property Appraiser's Parcel ID No.: 0137-10-0056

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of July, 2026, by and between **JAMES J. SMITH AND DIANE LAVECCHIA-SMITH, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE LAVECCHIA-SMITH REVOCABLE TRUST DATED AUGUST 30, 2022**, whose address is **6166 Winding Pine Drive, Nokomis, FL 34275** (hereinafter "GRANTOR"), and **WILLIAM E. ADAMS, JR. AND KATHLEEN P. CRAVEN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **5898 Benevento Drive, 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 369, ISLES OF SARASOTA, UNIT 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 48, 48A THROUGH 48H, 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 named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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

P.O. Address

Barbara Bush
4618 W. Kennedy Blvd.
Tampa, FL 33609

JAMES J. SMITH AND DIANE LAVECCHIA-SMITH, INDIVIDUALLY AND AS TRUSTEES OF THE LAVECCHIA-SMITH REVOCABLE TRUST DATED AUGUST 30, 2022

By:

James J. Smith
James J. Smith, Individually and as Trustee, aforesaid

By:

Diane LaVecchia-Smith
Diane LaVecchia-Smith, Individually and as Trustee, aforesaid

(2)

Printed Name

P.O. Address

Rina Rivero
Rina Rivero
4427 W Wisconsin
Tampa, FL 33606

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29 day of June 2026, by James J. Smith and Diane LaVecchia-Smith, Individually and as Trustees of the Lavecchia-Smith Revocable Trust dated August 30, 2022, () who is/are personally known to me or (X) who has/have produced FL DL as identification.

Rina Rivero
Signature of Notary Public

Rina Rivero
Print, Type/Stamp Name of Notary

