

7/10/2026 12:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518184

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Jill Bowen, Esq.
Our File Number: 332457-423133

Doc Stamp-Deed: \$4,109.00

Consideration: \$587,000.00
Doc Stamps: \$4,109.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 8th day of July, 2026, by Tatyana A. Schol, f/k/a Tatyana A. Nelson, a single woman ("Grantor") to Daniel James Beres and April Nicole Beres, husband and wife, as tenants by the entirety, whose post office address is 172 Cohosh Road, Nokomis, FL 34275 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 74, WINDWOOD, according to the plat thereof, as recorded in
Plat Book 49, Page 9, of the Public Records of Sarasota County,
Florida

The Property Appraiser's Parcel Identification Number for the above-described real property is 0385160063.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness#1 Sign: _____

Witness#1 Print: _____

Witness #1 Address: _____

Witness#2 Sign: _____

Witness#2 Print: _____

Witness #2 Address: _____

Tatyana A. Schol, f/k/a Tatyana A.
Tatyana A. Schol, f/k/a Tatyana A. Nelson
Address: 412 Arlington Avenue East
Oldsmar, FL 34677

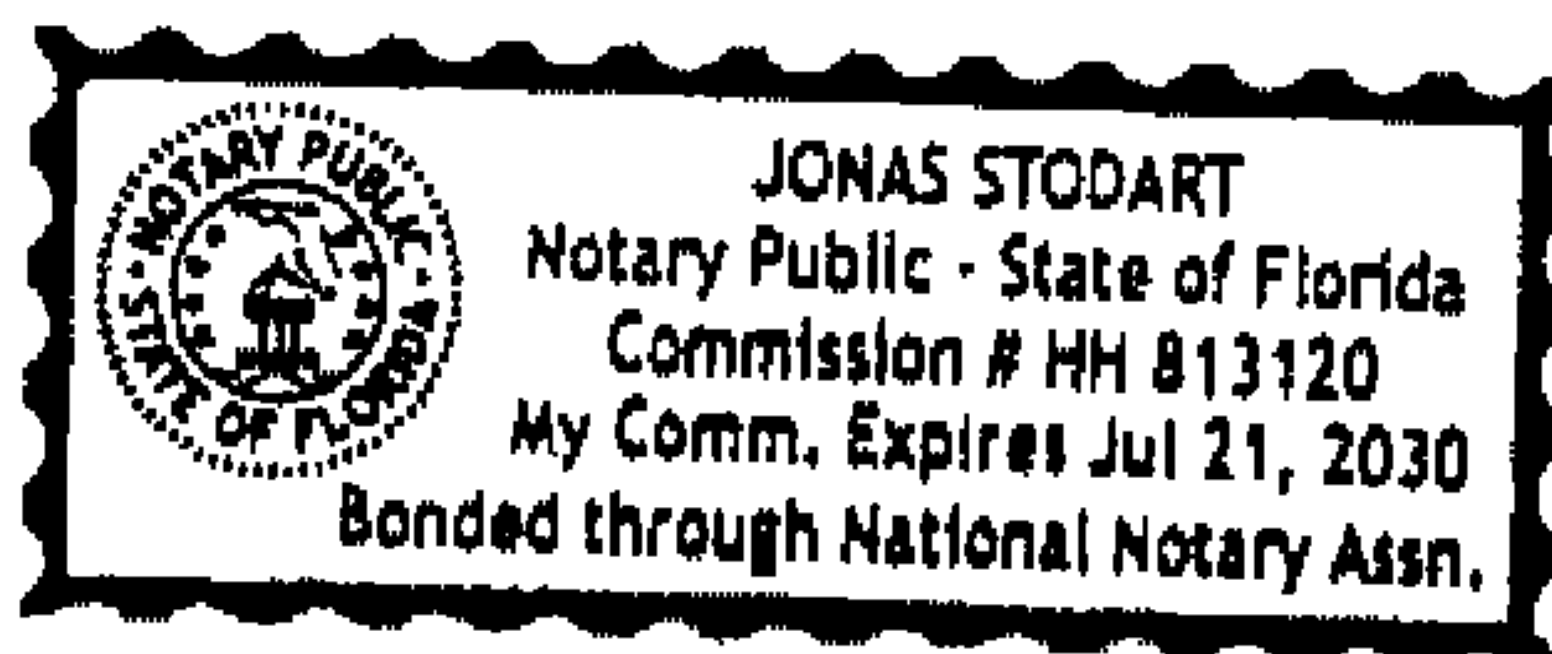
Brightwater Place
Oviedo, Florida
32792

STATE OF FLORIDA

COUNTY OF _____

H. H. H.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of July, 2026, by Tatyana A. Schol, f/k/a Tatyana A. Nelson.



Notary Public

Print Name: _____

My Commission Expires: _____

Personally Known _____ (OR) Produced Identification _____

Type of identification produced _____

(Florida Time)