

7/10/2026 2:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518442

Consideration: \$405,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cameron Allen, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49628-001

Doc Stamp-Deed: \$2,835.00

Property Appraiser's Parcel ID No.: 0132-13-0025

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 10th day of July, 2026, by and between **RANDOLPH L. MATHEWS AND MARSHA D. MATHEWS, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE RANDOLPH L. MATHEWS AND MARSHA D. MATHEWS LIVING TRUST AGREEMENT DATED AUGUST 24, 1993**, whose address is **P.O. Box 8965, Lakeland, FL 33806-8965** (hereinafter "GRANTOR"), and **TUCKER JAMES MACK AND SCARLETTE MARIE BALL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **8915 Vamo Road, Sarasota, FL 34231** (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:

PARCEL 1:

LOTS 1 AND 2 AND THE NORTH 1/2 OF LOT 3, BLOCK B, HELEN D. MEAD'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 38, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 2:

LOTS 1 AND 2, THIRD ADDITION TO VAMO, BLOCK "C" AND ALSO SOUTH ONE-HALF OF LOT 3, BLOCK "B", HELEN D. MEAD'S PLAT AND THAT PART OF THE SOUTH ONE-HALF OF LOT 3, BLOCK "B", HELEN D. MEAD'S SUB., WHICH LIES EASTERLY OF THE PROJECTED WESTERLY LINE OF LOT 3, BLOCK "C", HELEN D. MEAD'S SUB., BOTH PLATS APPEARING OF RECORD IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS THAT PORTION CONVEYED IN O.R. INSTRUMENT NO. 2018003929, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE ABOVE ALSO BEING DESCRIBED AS:

LOTS 1, 2 & N 1/2 LOT 3, BLK B, HELEN D MEAD PLAT, LOT 1, BLK C, LESS THE S 30.8 FT, 3RD ADD TO VAMO & S 1/2 LOT 3, BLK B, HELEN D MEAD SUB LYING W OF NORTHERLY EXTENSION OF WLY LOT LINE OF LOT 3, BLK C, 3RD ADD TO VAMO, 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:

(1) *Martin G. Langston*
Printed Name Martin G. Langston
P.O. Address 1897
Lakeland, FL 33802

(2) *Nikki N. Sloat*
Printed Name Nikki N. Sloat
P.O. Address 1897
Lakeland, FL 33802

GRANTOR:

RANDOLPH L. MATHEWS AND MARSHA D. MATHEWS, INDIVIDUALLY AND AS TRUSTEES OF THE RANDOLPH L. MATHEWS AND MARSHA D. MATHEWS LIVING TRUST AGREEMENT DATED AUGUST 24, 1993

By: *R. L. Mathews*
**Randolph L. Mathews, Individually
and as Trustee aforesaid**

By: *Marsha D. Mathews*
**Marsha D. Mathews, Individually
and as Trustee aforesaid**

STATE OF Florida
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of July, 2026, by Randolph L. Mathews and Marsha D. Mathews, Individually and as Trustees of the Randolph L. Mathews and Marsha D. Mathews Living Trust Agreement dated August 24, 1993, ☐ who are personally known to me or ☒ who have produced Driver's Licenses as identification. Photo I.D.

Nikki N. Sloat
Signature of Notary Public

(AFFIX SEAL)

Nikki N. Sloat
Print, Type/Stamp Name of Notary

My Commission Expires: 05/20/2028

