

7/13/2026 12:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518917

Doc Stamp-Deed: \$28,700.00

Consideration: \$4,100,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49440-001

Property Appraiser's Parcel ID No.: 0077010006

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 10th day of July, 2026, by and between **ERIC N. BOBB AND ELIZABETH P. BOBB, HUSBAND AND WIFE**, whose address is **4013 Red Rock Lane, Sarasota, FL 34231** (hereinafter "GRANTOR"), and **CHRISTINA D. WELCH, AN UNMARRIED WOMAN**, whose address is **1815 South Lake Shore Drive, 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:

LOT 10, BLOCK E OF OYSTER BAY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 79, 79A THROUGH 79C, 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:

(1) Gabrielle Donofrio
Printed Name Gabrielle Donofrio
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

GRANTOR:

Eric N. Bobb
Elizabeth P. Bobb
Eric N. Bobb
Elizabeth P. Bobb

(2) William McComb
Printed Name William McComb
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 9th day of July, 2026, by Eric N. Bobb and Elizabeth P. Bobb, (☐) who is/are personally known to me or (☒) who has/have produced FLORIDA DRIVER LICENSE as identification.

William McComb
Signature of Notary Public

Print, Type/Stamp Name of Notary

