

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097501 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521097

Doc Stamp-Deed: \$2,975.00

Consideration: \$425,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49298-001

Property Appraiser's Parcel ID No.: 0410-10-0026

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of July, 2026, by and between **KEVIN LOMAS AND CAROL LOMAS, HUSBAND AND WIFE**, whose address is **307 River Enclave Court, Bradenton, FL 34212** (hereinafter "GRANTOR"), and **RYAN HELLMER AND MEGAN HELLMER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1129 Groveland Avenue, Venice, FL 34285** (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 A, EAST VENICE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 74, 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) [Signature]
Printed Name Andrew Conboy
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

[Signature]
Kevin Lomas

(2) [Signature]
Printed Name ERIK DUNIGAN
P.O. Address _____

201 Center Rd. Ste. 210
Venice, FL 34285

[Signature]
Carol Lomas

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 14th day of July, 2026, by Kevin Lomas and Carol Lomas, () who is/are personally known to me or (X) who has/have produced Driver license as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

