

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097732 2 PG(S)**

7/17/2026 2:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521285

Consideration: \$500,000.00

Doc Stamp-Deed: \$3,500.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48986-001

Property Appraiser's Parcel ID No.: 0257-15-0034

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of July, 2026, by and between **PAUL MADDEN AND COLLEEN MADDEN, HUSBAND AND WIFE**, whose address is **5408 Starwood Place, Sarasota, FL 34232** (hereinafter "GRANTOR"), and **CALVIN TITUS AND JODIE TITUS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **4462 Chase Oaks Drive, Sarasota, FL 34241** (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 390, HERITAGE OAKS GOLF & COUNTRY CLUB, UNIT XI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 21, 21A THROUGH 21F, 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:

GRANTOR:

(1) Barbara Casto
Printed Name Barbara Casto

Paul Madden
Paul Madden

P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

Colleen Madden
Colleen Madden

(2) Natasha Selvaraj
Printed Name Natasha Selvaraj
P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

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

Natasha Selvaraj
Signature of Notary Public

Print, Type/Stamp Name of Notary

