

RECORDED IN OFFICIAL RECORDS
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7/20/2026 3:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522005

This Instrument Prepared by, and Return to:

Eric R. Hoonhout

Elevation Title, LLC

1549 Ringling Blvd., Suite 600

Sarasota, FL 34236

Doc Stamp-Deed: \$3,255.00

Purchase Price: \$465,000.00

Documentary Stamps: \$3,255.00

Recording Cost: \$18.50

Parcel ID Number: 0447100026 (Sarasota County)

WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the 17th day of July 2026, by **IAN BEGG AND JULIE GLENNA BEGG, husband and wife**, whose post office address is 527 Bellaire Drive, Venice, FL 34293 (the "Grantor") to **CHARLES MORGANELLI AND KIM WATSON MORGANELLI, husband and wife**, whose post office address is 527 Bellaire Drive, Venice, FL 34293 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Sarasota State of Florida, as more particularly described as follows (the "Property").

Lot 5, Block 36, VENICE EAST SUBDIVISION, 5TH Addition, according to the plat thereof, as recorded in Plat Book 22, Pages 11, 11A and 11B, of the Public Records of Sarasota County, Florida.

To have and to hold, the same in fee simple forever.

SUBJECT TO applicable taxes and assessments for the year 2026 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and any other requirements imposed by governmental authority; and agreements and easements of record.

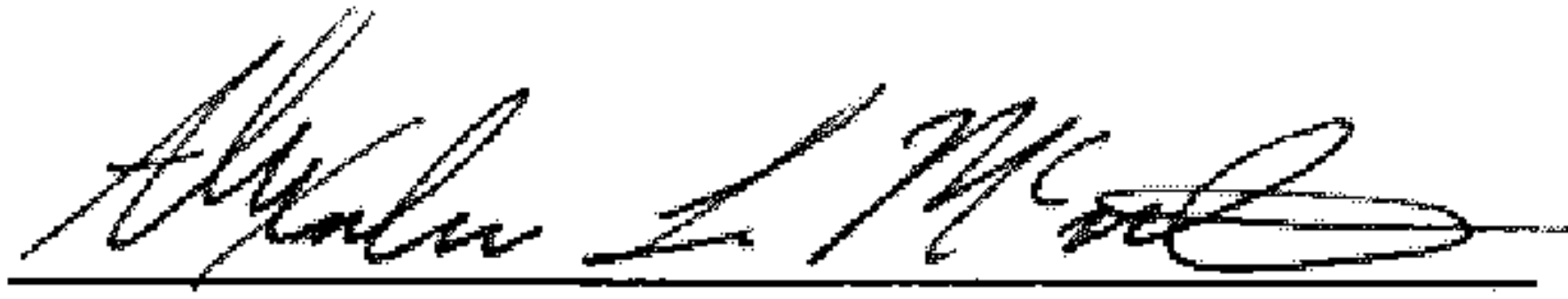
And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

The above-described property was not the homestead property of the Grantor at the time of conveyance, nor the Grantor's spouse, or of any dependents of the Grantor or the Grantor's spouse, nor is it contiguous to the homestead property of the Grantor, the Grantor's spouse, or that of any dependents of the Grantor or of the Grantor's spouse.

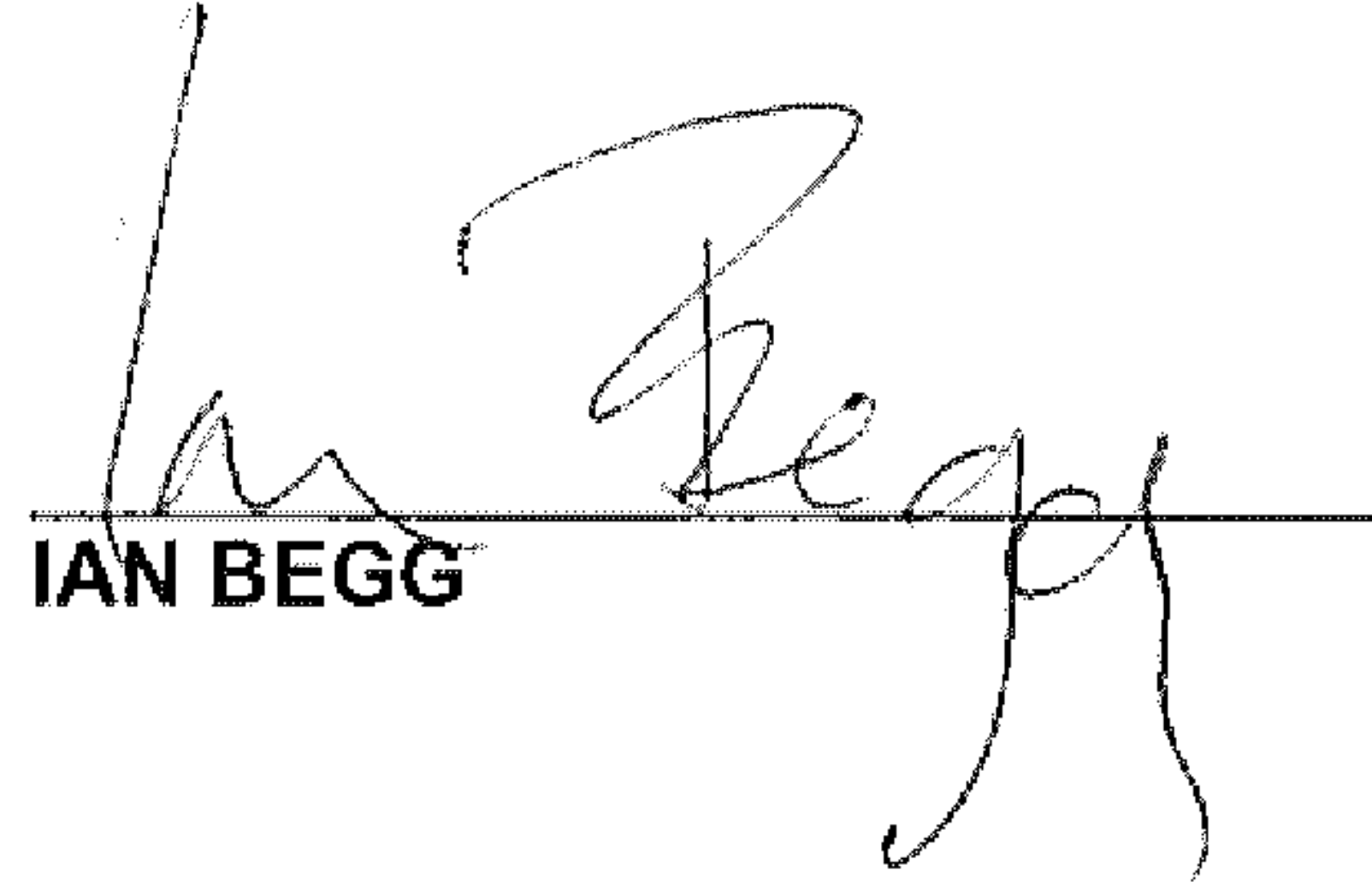
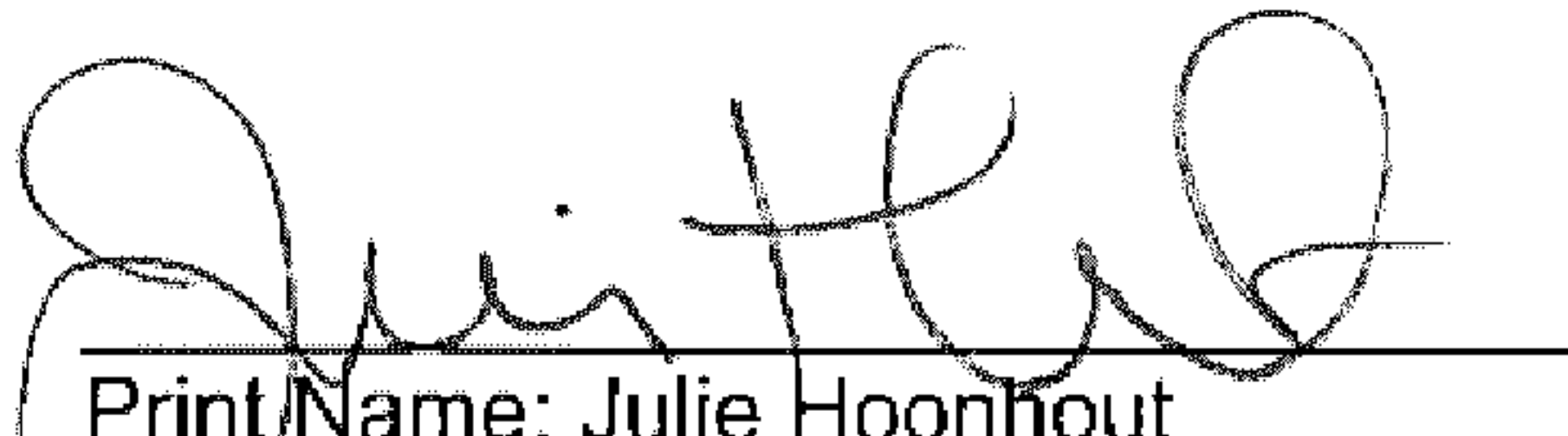
[Signature and Notary Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

WITNESSES:



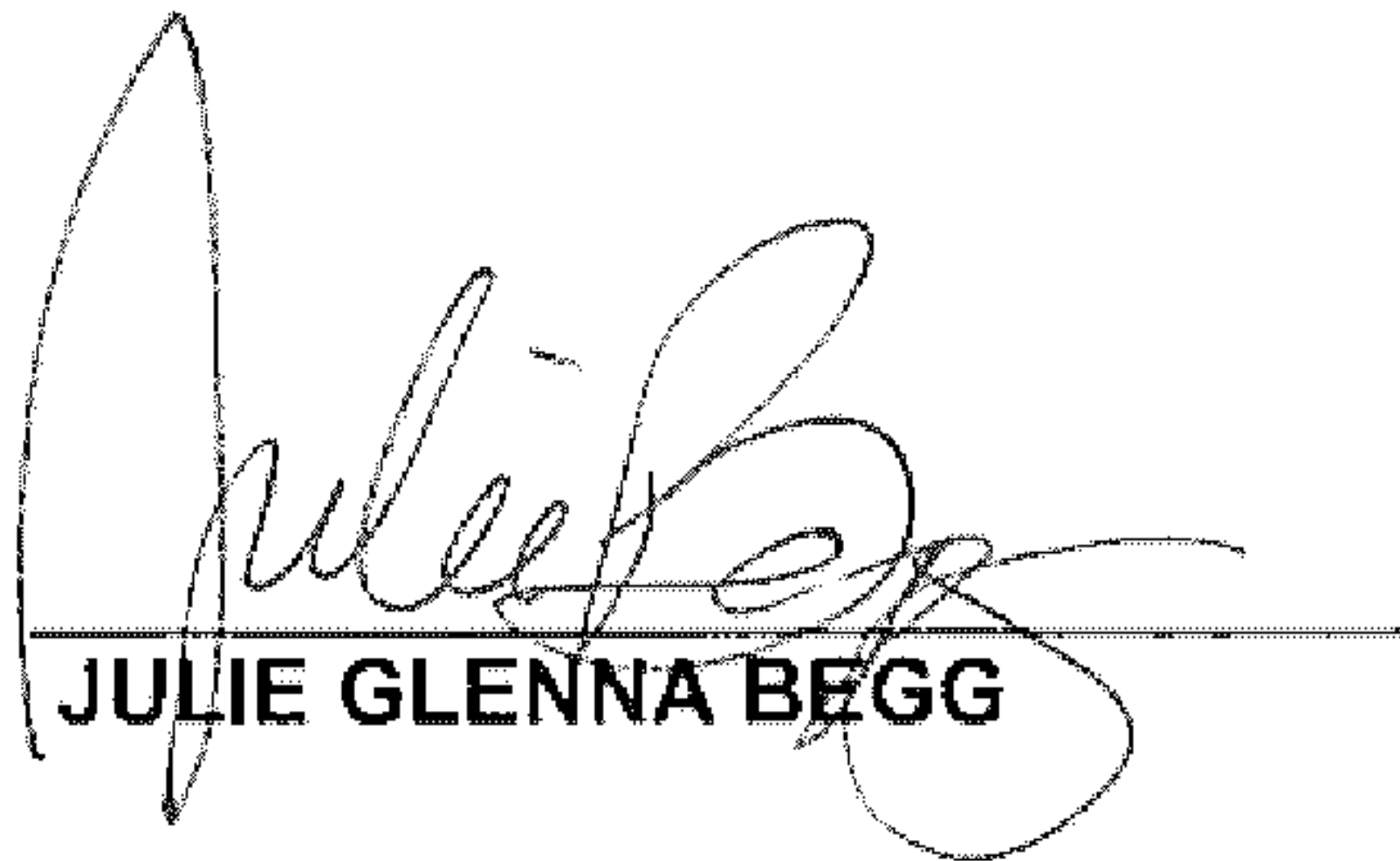
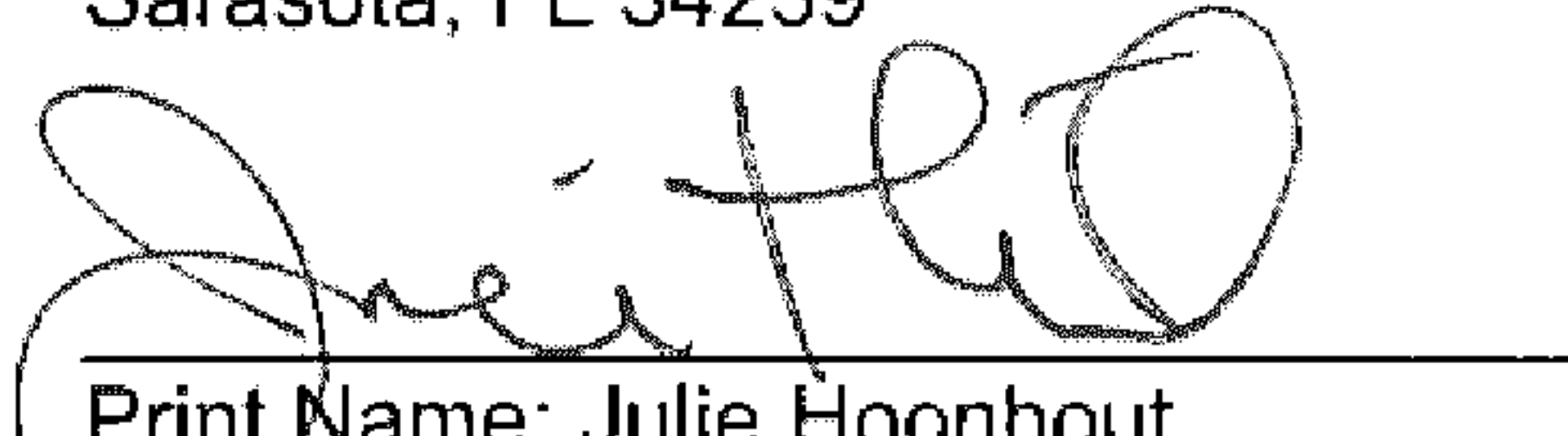
Print Name: Alexander L. McNulty
Address: 1219 S.E Avenue, Suite 202
Sarasota, FL 34239


IAN BEGG

Print Name: Julie Hoonhout
Address: 1549 Ringling Blvd., Suite 600
Sarasota, FL 34236



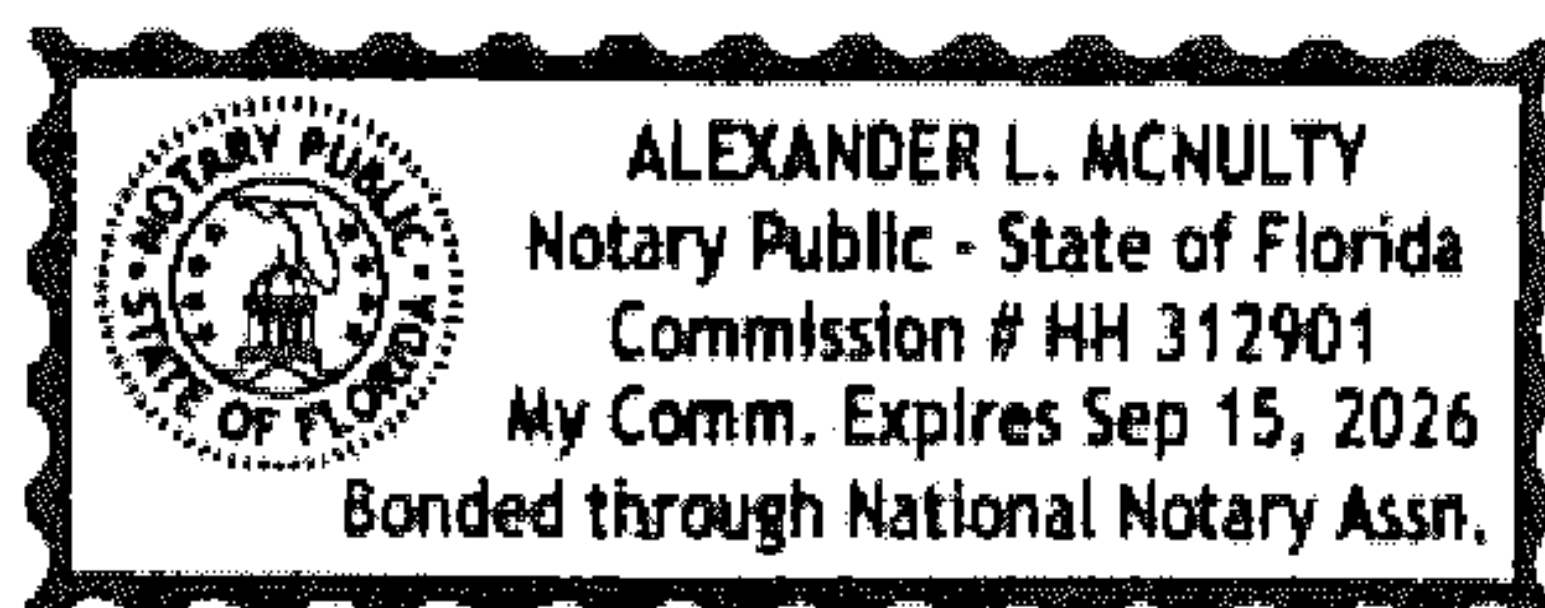
Print Name: Alexander L. McNulty
Address: 1219 S.E Avenue, Suite 202
Sarasota, FL 34239


JULIE GLENNA BEGG

Print Name: Julie Hoonhout
Address: 1549 Ringling Blvd., Suite 600
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ remote online notarization, this 17th day of July, 2026, by IAN BEGG AND JULIE GLENNA BEGG, husband and wife, who are ☐ personally known to me or ☒ have produced Florida Drivers Licenses as identification.



Signature of Notary Public

Name of Notary Public: Alexander L. McNulty

Date of Expiration of Commission: SEP 15, 2026

[PLACE NOTARIAL STAMP]