

7/21/2026 3:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522575

Consideration: \$1,350,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49872-001

Doc Stamp-Deed: \$9,450.00

Property Appraiser's Parcel ID No.: 0082-16-0036

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 20th day of July, 2026, by and between **LARRY LEE BENNISON AND PATRICIA R. BENNISON, HUSBAND AND WIFE**, whose address is **5501 Dunrobin Drive, 3303, Sarasota, FL 34238** (hereinafter "GRANTOR"), and **ERIC S. GRIMM AND AMANDA B. GRIMM, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **2 Catalpa Street, Morgantown, WV 26505** (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 120, SIESTA ISLES SUBDIVISION, Unit No. 7, according to the map or plat thereof, as recorded in Plat Book 13, Page 20, 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) Catherine J. Mick
Printed Name Catherine J. Mick
P.O. Address 1600 Parker Avenue #B
Fort Lee, NY 07024

Larry Lee Bennison
Larry Lee Bennison
Patricia R. Bennison
Patricia R. Bennison

(2) Barbara J. Dubay
Printed Name Barbara J. Dubay
P.O. Address 13 Oakland Drive
Plattsburgh, NY 12901

STATE OF NY
COUNTY OF Essex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of July, 2026, by Larry Lee Bennison and Patricia R. Bennison, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

Barbara J. Dubay
Signature of Notary Public
Barbara J. Dubay
Print, Type/Stamp Name of Notary

