

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026106908 2 PG(S)**

8/5/2026 4:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529080

Consideration: \$340,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239

Doc Stamp-Deed: \$2,380.00

Property Appraiser's Parcel ID No.: 0171-03-1211

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 5th day of August, 2026, by and between **DEBRA A. BEMOS, AN UNREMARIED WIDOW**, whose address is **13990 South Poplar Place, Glenpool, OK 74033** (hereinafter "GRANTOR"), and **JAMES A. CANINO, AS TRUSTEE OF THE JAMES A. CANINO REVOCABLE TRUST DATED FEBRUARY 10, 2022**, whose address is **5019 Seagrass Drive, Venice, FL 34293** (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:

UNIT 211, PHASE XVI, LOT 16, THE INLETS, A CONDOMINIUM, SECTION EIGHT, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2199, PAGE 2810, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 28, PAGES 36, 36A THROUGH 36F, INCLUSIVE, AS AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

(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 Conaboy
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

Debra A Bemos
Debra A. Bemos

(2) Martha Pike
Printed Name Martha Pike
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of August, 2026, by Debra A. Bemos, ☐ who is/are personally known to me or ☒ who has/have produced Driver license as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

