

8/7/2026 4:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530216

Doc Stamp-Deed: \$5,950.00

Consideration: \$850,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49858-001

Property Appraiser's Parcel ID No.: 0013044050

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 7th day of August, 2026, by and between **TERRY HARTER FLEMING, A MARRIED WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE SANDS POINT TRUST DATED SEPTEMBER 12, 2023, JOINED BY HER SPOUSE, TIMOTHY FLEMING** WHOSE ADDRESS IS **100 SOUTH LINCOLN AVENUE, O'FALLON, IL 62269** (HEREINAFTER "GRANTOR"), AND **KIMBERLY MORE AND GINA VENDITTI, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY**, whose address is **927 Allegro Lane, Apollo Beach, FL 33572** (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 NO. 225, SANDS POINT, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1155, PAGES 2143 THROUGH 2201, INCLUSIVE, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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:

(1) [Signature]
Printed Name Justin D Shultz
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

(2) [Signature]
Printed Name Gabrielle Turpin
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

GRANTOR:

**Terry Harter Fleming, Individually and as
Trustee of the Sands Point Trust dated
September 12, 2023**

By: [Signature]
**Terry Harter Fleming, Individually and as
trustee aforesaid**

[Signature]
Timothy Fleming

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 08 day of August, 2026, by Terry Harter Fleming, Individually and as Trustee of the Sands Point Trust dated September 12, 2023 and Timothy Fleming, ☐ who is/are personally known to me or ☒ who has/have produced DL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

