

8/12/2026 12:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531635

Prepared by and return to:

Stuart S. Boone

Attorney

Boone, Boone & Boone, P.A.

1001 Avenida del Circo

Venice, FL 34285

Doc Stamp-Deed: \$4,130.00

File Number: B12-18728

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12 day of August, 2026 between H. Craig Coberly and Darlene E. Coberly, husband and wife, individually and as Co-Trustees under Agreement dated September 17, 2007 whose post office address is 12349 Asana Court, Venice, FL 34293, grantor, and John K. Fitzgerald and Dorinda L. Fitzgerald, husband and wife whose post office address is 761 Silk Oak Drive, Venice, FL 34293, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 561, THE LAKES OF JACARANDA, UNIT 4, as per plat thereof recorded in Plat Book 38, Page 31, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0440100045

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

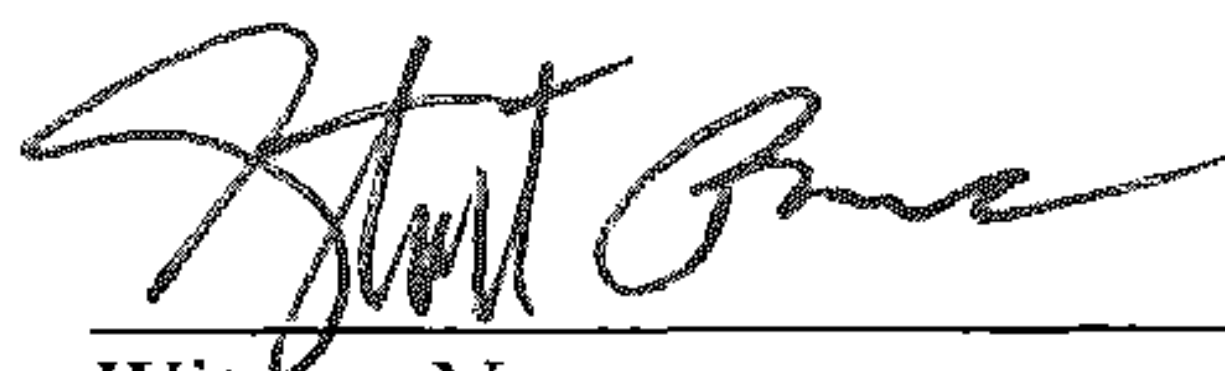
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

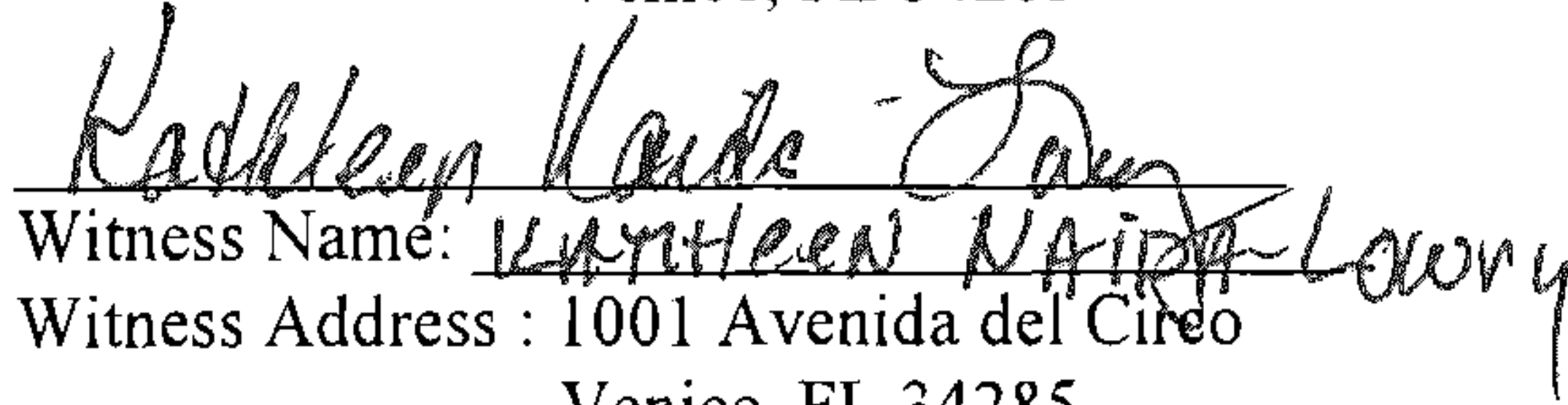
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

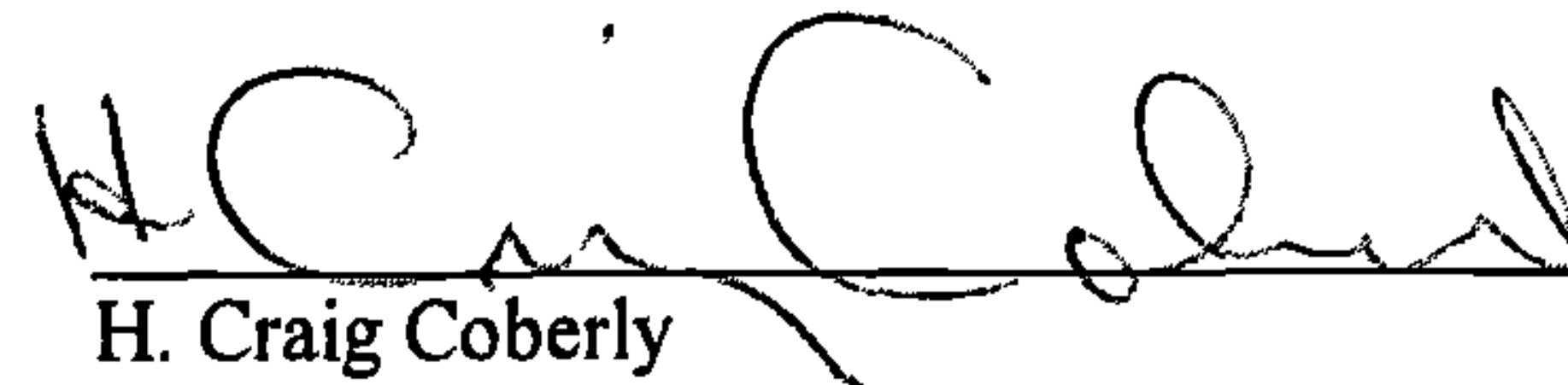
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

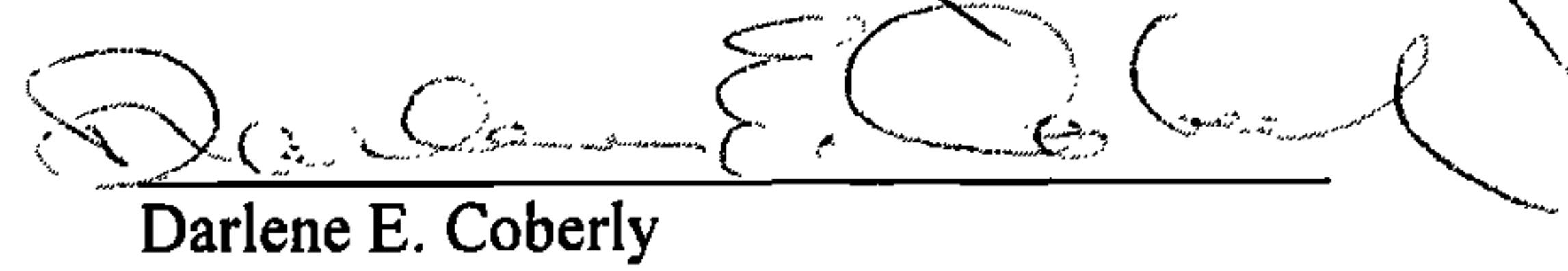
Signed, sealed and delivered in our presence:



Witness Name: Stuart S. Boone
Witness Address : 1001 Avenida del Circo
Venice, FL 34285


Witness Name: Kathleen Naipha-Lowry
Witness Address : 1001 Avenida del Circo
Venice, FL 34285

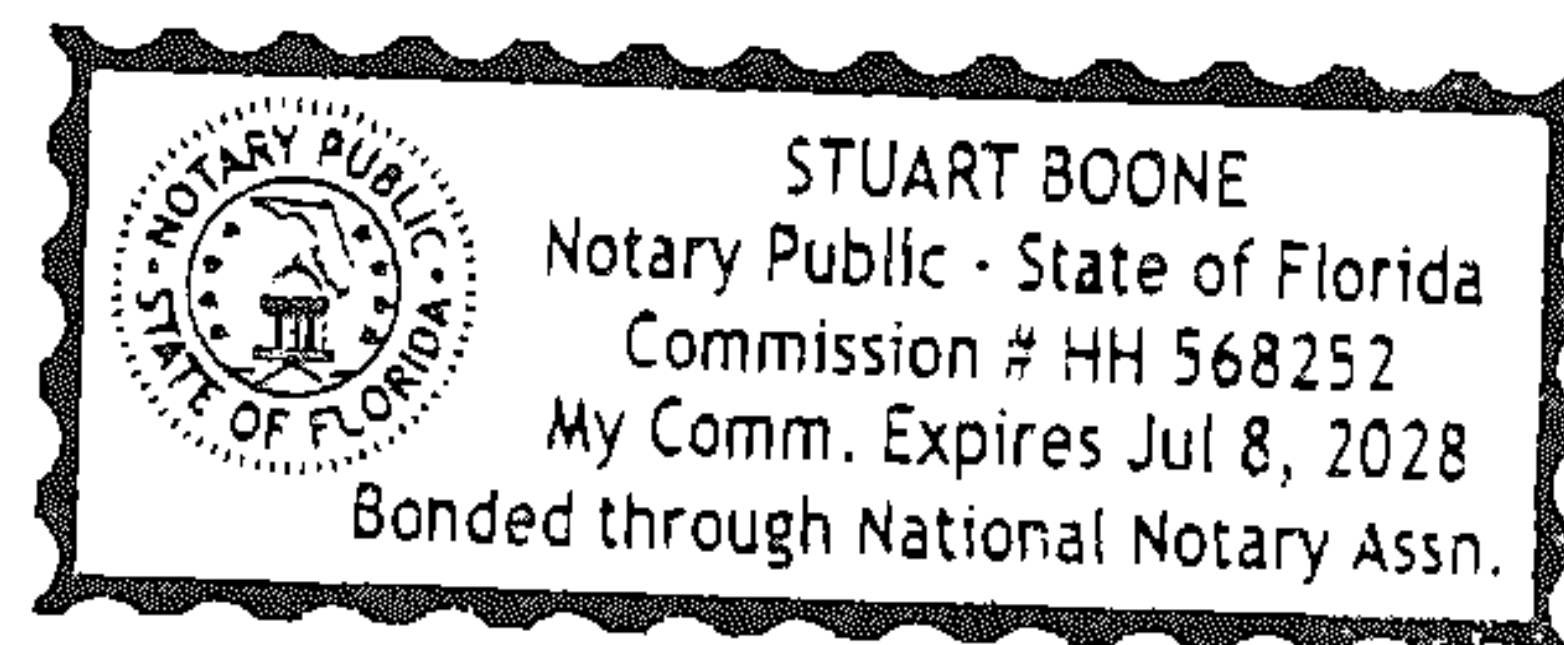

H. Craig Coberly

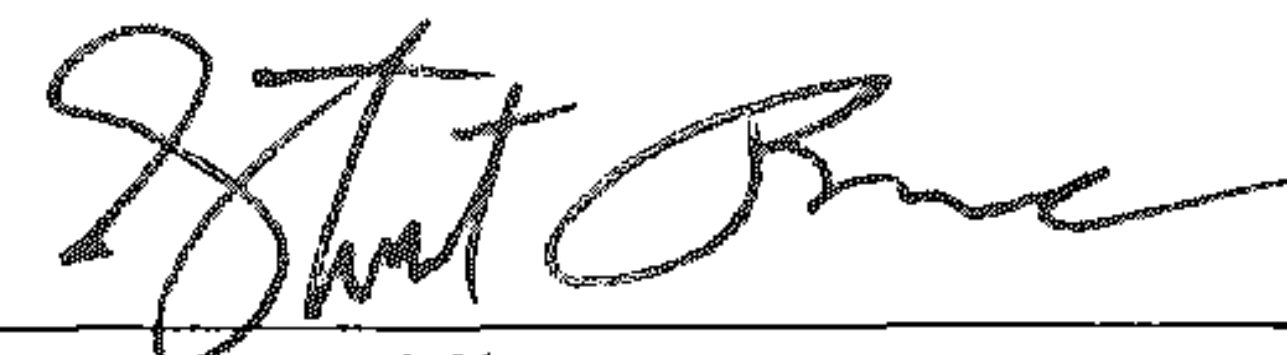

Darlene E. Coberly

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of August, 2026 by H. Craig Coberly and Darlene E. Coberly who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: Stuart S. Boone

My Commission Expires: _____