

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109985 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531825

Doc Stamp-Deed: \$4,060.00

Consideration: \$580,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-50408-001

Property Appraiser's Parcel ID No.: 0786-10-0030

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 12th day of August, 2026, by and between **BRUCE A. MELLEN AND CHRISTINA MELLEN, HUSBAND AND WIFE**, whose address is **12462 Vieste Court, Venice, FL 34293** (hereinafter "GRANTOR"), and **BENANN LLC A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **12461 Vieste Court, 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:

LOT 30, OF ANTIGUA AT WELLEN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 160, 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:

(1) Dina Alvarado
Printed Name Dina Alvarado
P.O. Address 6708 Forney Rd.
Dallas, Tx 75227

(2) Broderick Thomas
Printed Name Broderick Thomas
P.O. Address 600 W. 6th Street, Suite 400
Fort Worth, TX 76102

GRANTOR:

Bruce A. Mellen
Christina Mellen
Christina Mellen

STATE OF Texas
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 11th day of August, 2026, by Bruce A Mellen and Christina Mellen, ☐ who is/are personally known to me or ☒ who has/have produced Driver License as identification.

Broderick Thomas
Signature of Notary Public
Broderick Thomas
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

