

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111077 2 PG(S)**

8/14/2026 12:20 PM

KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3532789

Consideration: \$364,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49881-001

Doc Stamp-Deed: \$2,548.00

Property Appraiser's Parcel ID No.: 0399-02-0193

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 13th day of August, 2026, by and between **SB PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **3439 Amberjack Drive, Hernando Beach, FL 34607** (hereinafter "GRANTOR"), and **STACEY L. HERRICK, A SINGLE WOMAN, AND ORION D. CARTER, JR., A SINGLE MAN, as Joint Tenants with Rights of Survivorship**, whose address is **3 Parsley Lane, Narragansett, RI 02874** (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 193, PALENCIA, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 55, PAGES 160 THROUGH 169, 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.

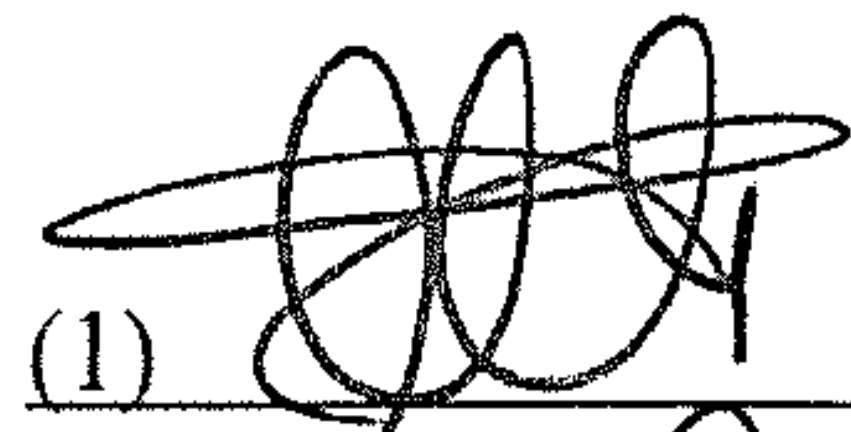
The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

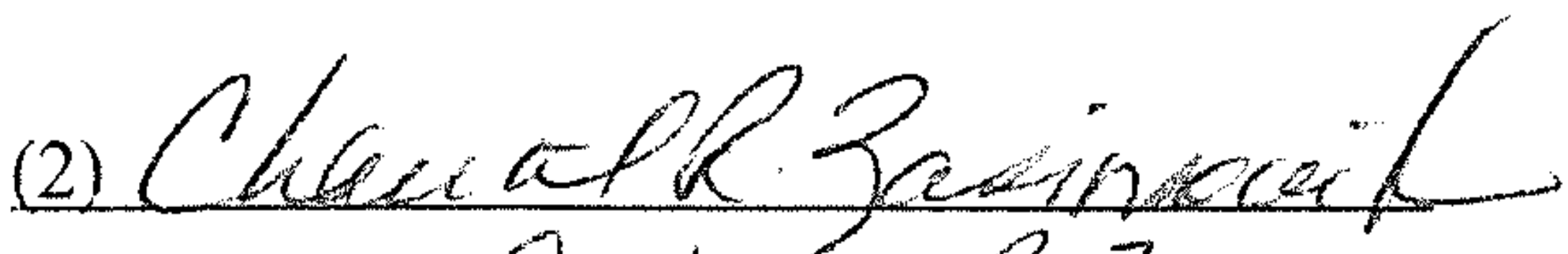
(acknowledgment signatures on following page)

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:

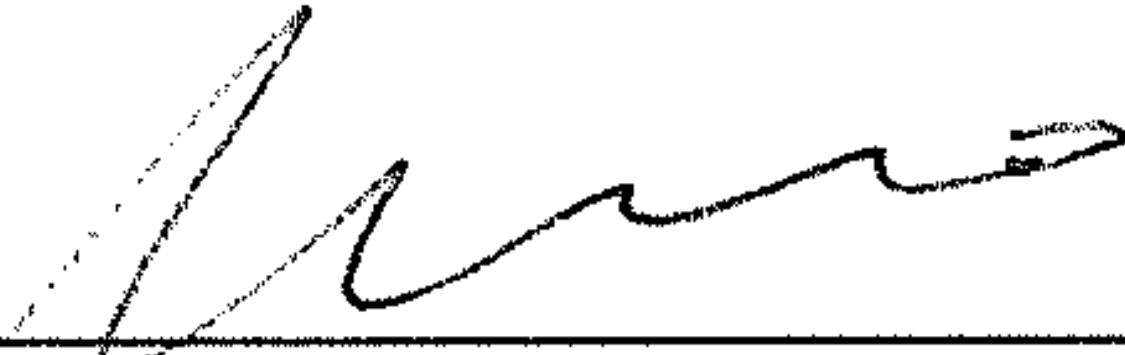
WITNESSES:

(1) 
Printed Name Gabriela Lopez
P.O. Address 9223 Cortez Blvd
Weeki Wachee FL 34613

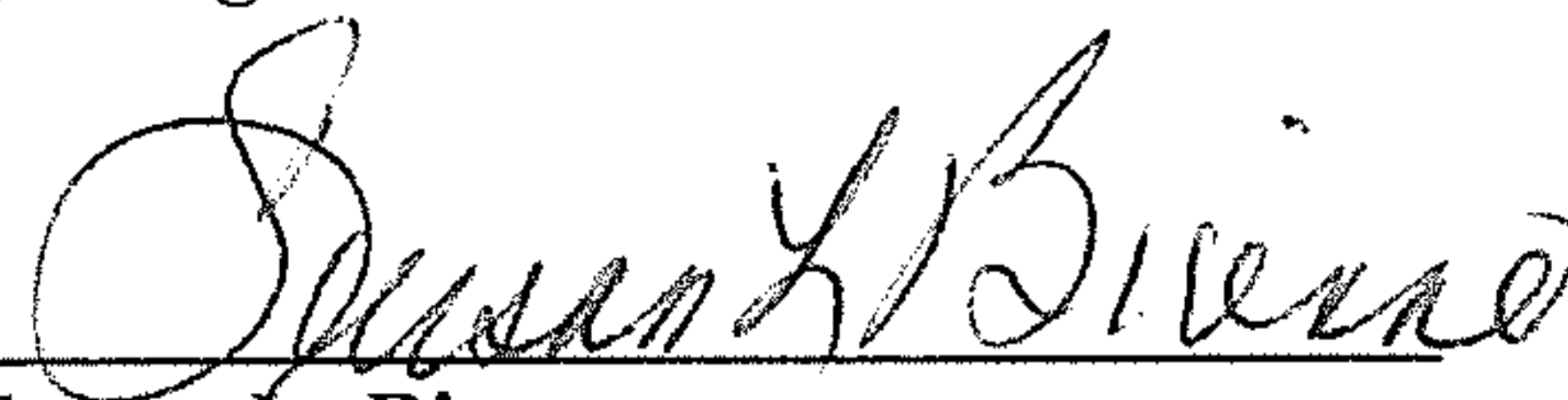
(2) 
Printed Name CHANTELL ZASLAVSKIY
P.O. Address 9223 Cortez Blvd
Weeki Wachee FL 34613

GRANTOR:

SB Properties, LLC, a Florida Limited Liability Company

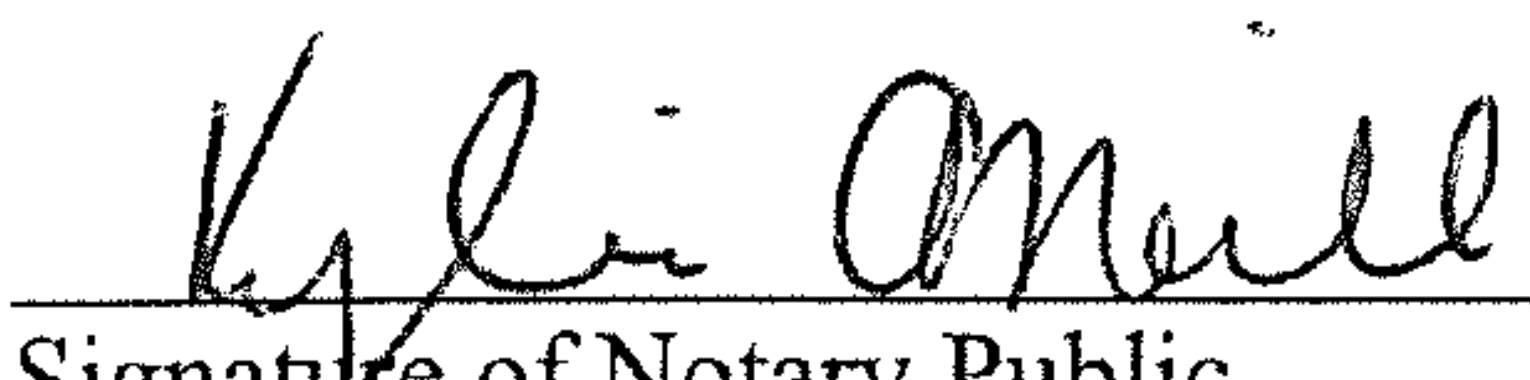
By: 
Ferdinand Biunno

Its: Manager

By: 
Susan L. Biunno
Its: Manager

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2026, by Ferdinand Biunno and Susan L. Biunno, as Managers of SB Properties, LLC, a Florida Limited Liability Company, ☐ who is/are personally known to me or ☒ who has/have produced FL DLS as identification.


Signature of Notary Public
Kylie O'Neill
Print/Type/Stamp Name of Notary

