

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026112381 2 PG(S)**

8/18/2026 11:47 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3533942

Prepared By:

Alan Sandler
Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Doc Stamp-Deed: \$4,025.00

Return To:

Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Order No.: FL2612074

Property Appraiser's Parcel I.D. (folio) Number:
0485030035

WARRANTY DEED

THIS WARRANTY DEED dated this the 14th day of August, 2026, by Denelle Balliet and David T Balliet, wife and husband, whose post office address is 395 Wesley Lee Rd, Dahlonaga, GA 30533 (the "Grantor"), to Beverly M Phillips and Reginald L Phillips, Jr., wife and husband, whose post office address is 1357 Le Pera Rd, Englewood, FL 34223 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 61, OVERBROOK GARDENS, SECTION NO. 1, according to the plat thereof as recorded in Plat Book 9, Pages 1 and 1A, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, 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: 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Kimberly Gilbert
Witness Signature
KIMBERLY GILBERT
Printed Name of First Witness

2861 Placida Road, Unit B
Englewood, FL 34224
Address of First Witness

Denelle Balliet
Denelle Balliet
David T Balliet
David T Balliet

Jose J. Rincones
Witness Signature
JOSE J RINCONES
Printed Name of Second Witness

2861 Placida Road, Unit B
Englewood, FL 34224
Address of Second Witness

STATE OF FLORIDA

COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Notarization on this 7th day of August, 2026 by Denelle Balliet and David T Balliet, who is personally known to me or produced FL DL as identification

Kimberly Gilbert
Notary Public
Printed Name: _____

My Commission Expires: _____
(SEAL)

