

Prepared by and return to:

Eric Fleming

The Law Offices of Eric C. Fleming, PA

5011 Ocean Boulevard

305

Sarasota, FL 34242

8/28/2026 1:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538514

File No 5290Hyland1916

Doc Stamp-Deed: \$2,065.00

Parcel Identification No 0268072014

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of August, 2026 between Calvin T. Titus and Jodie M. Titus, husband and wife, whose post office address is 4462 Chase Oaks Drive, Sarasota, FL 34241, of the County of Sarasota, Florida, Grantor, to Gary Joseph Barrett and Andrea Lee Barrett, Trustees of Gary Joseph Barrett and Andrea Lee Barrett Trust, dated December 18, 2024, whose post office address is 9535 Chutney Drive, Omaha, NE 68136, of the County of Sarpy, Nebraska, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

UNIT 1916, BUILDING 1900, VERANDA VIII AT HERITAGE OAKS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2002151863, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Calvin T. Titus
Calvin T. Titus

Jodie M. Titus
Jodie M. Titus

Clara Boisvert
WITNESS
PRINT NAME: Clara Boisvert

Bettina Conde
WITNESS
PRINT NAME: Bettina Conde

40 Dearborn Ave
Beverly MA 01915
WITNESS 1 ADDRESS

2133 Crane Brook Way
Peabody, MA 01960
WITNESS 2 ADDRESS

STATE OF Massachusetts
COUNTY OF Essex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of August, 2026, by Calvin T Titus and Jodie M Titus, ☐ who is/are personally known to me or ☒ who has/have produced Drivers Licence as identification.

Clara Boisvert
Signature of Notary Public
Clara Boisvert
Print, Type/Stamp Name of Notary

