

Consideration: \$575,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50690-001

8/28/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538860

Property Appraiser's Parcel ID No.: 0116040012

Doc Stamp-Deed: \$4,025.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 28th day of August, 2026, by and between **DANA M. GOLD AND MARIA P. MENDOZA GOLD, HUSBAND AND WIFE**, whose address is **7840 Camino Real P310, Miami, FL 33143** (hereinafter "GRANTOR"), and **THOMAS S. VAUGHAN, A SINGLE MAN**, whose address is **7418 Monte Verde, Sarasota, FL 34238** (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 18, MONTE VERDE AT VILLA MIRADA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 23, 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) [Signature]
Printed Name Esperanza R. Simon
P.O. Address 14035 SW 88th
Miami FL 33186

(2) [Signature]
Printed Name Nayader Ley
P.O. Address 14035 SW 88th
Miami FL 33186

GRANTOR:

[Signature]
Dana M. Gold

[Signature]
Maria P. Mendoza Gold

STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of August, 2026, by Dana M. Gold and Maria P. Mendoza Gold, ☐ who is/are personally known to me or ☒ who has/have produced Florida Driver License as identification.

[Signature]

Signature of Notary Public

Esperanza R. Simon
Print/Type/Stamp Name of Notary

