

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119665 2 PG(S)

9/1/2026 4:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540154

Consideration: \$335,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-50413-001

Doc Stamp-Deed: \$2,345.00

Property Appraiser's Parcel ID No.: 0777-02-1166

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of September, 2026, by and between **WAYNE G. FELLMETH AND JEAN M. FELLMETH, HUSBAND AND WIFE**, whose address is **11647 Myakka Blue Drive, Venice, FL 34293** (hereinafter "GRANTOR"), and **ROBERT GRAUL AND CYNTHIA GRAUL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **607 Plum Ln, Chester Springs, PA 19425** (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 1166, OF GRAN PARADISO, PHASE 5-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 182, 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) *Ayana Lugo*
Printed Name Ayana Lugo
P.O. Address 75268 Weathersford Pl
Yulee FL 32097

(2) *Berjoh Elise Fullilove*
Printed Name Berjoh Elise Fullilove
P.O. Address 3971 SW Laffite St
Port St. Lucie FL 34953

GRANTOR:

Wayne G. Fellmeth
Wayne G. Fellmeth
Jean M. Fellmeth
Jean M. Fellmeth

STATE OF Florida
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me by means of () physical presence or (x) online notarization, this 25 day of August, 2026, by Wayne G. Fellmeth and Jean M. Fellmeth, () who is/are personally known to me or (x) who has/have produced FL driver license as identification.

Berjoh Elise Fullilove
Signature of Notary Public

Berjoh Elise Fullilove
Print, Type/Stamp Name of Notary

