

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026121203 2 PG(S)**

Consideration: \$800,000.00

Prepared by and return to:
Proof Title, LLC
Attn:Aimee Bushway
50 South Lemon Avenue
Sarasota, FL 34236
PTL-26-394

**9/4/2026 12:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE** Receipt # 3541467

Doc Stamp-Deed: \$5,600.00

Property Appraiser's Parcel ID No.: Property 1:
0093-05-0021

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 4th day of September, 2026, by and between **Joshua Ethan Roberts and Kelly Roberts, husband and wife**, whose address is **5541 Eastwind Drive, Sarasota, FL 34233** (hereinafter "GRANTOR"), and **Michael B. Simmons and Jennifer S. Simmons, husband and wife**, as tenants by the entirety, whose address is **4941 Three Oaks Boulevard, Sarasota, FL 34233** (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 429, THREE OAKS UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 13, 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)

Printed Name Dimitrios Thomaidis

P.O. Address 50 S. Lemon Ave
Sarasota, FL 34236

(2)

Printed Name Aimee Bushway

P.O. Address 50 S. Lemon Ave
Suite 302, Sarasota, FL 34236

GRANTOR:

Joshua Ethan Roberts

Kelly Roberts

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of September, 2026, by Joshua Ethan Roberts and Kelly Roberts, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

