

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126106 2 PG(S)**

Recording Fee: \$ 18.50

9/16/2026 1:03 PM

E-Recording Fee: \$ 4.75

KAREN E. RUSHING

Documentary Stamp Tax: \$ 0.70

CLERK OF THE CIRCUIT COURT

Index Fee: \$ 3.00

SARASOTA COUNTY, FLORIDA

Total: \$ 26.95

SIMPLIFILE

Receipt # 3545724

Parcel ID: 1116070115

This instrument was prepared by and
should be returned to:

Doc Stamp-Deed: \$0.70

BRETT H. SIFRIT, Esq.

Farr Law Firm P.A.

99 Nesbit Street

Punta Gorda, FL 33950

**THE PREPARER OF THIS DEED WAS NEITHER FURNISHED WITH NOR REQUESTED TO REVIEW
THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN, AND THEREFORE EXPRESSES NO
OPINION AS TO THE CONDITION OF TITLE.**

WARRANTY DEED

THIS INDENTURE, made on 9/15, 2026, by and between **MARC B. BIBEALT, also known as MARC BERTRAND BIBEALT and LORI A. BIBEALT, also known as LORI ANN BIBEALT**, husband and wife, whose post office address is 1301 Jonah Dr., North Port, Florida, 34289, hereinafter referred to as "GRANTOR," and **MARC BERTRAND BIBEALT and LORI ANN BIBEALT**, Trustees of the **BIBEALT FAMILY TRUST** dated 9/15, 2026, whose post office address is 1301 Jonah Dr., North Port, Florida, 34289, hereinafter referred to as "GRANTEE."

WITNESSETH, that said GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, does hereby grant, bargain, sell and convey to GRANTEE the following described property situated in SARASOTA County, Florida, to-wit:

Lot 115, Towns at Lakeside, according to the Plat thereof, recorded in Plat Book 44, Pages(s) 38, 38A-38D, of the Public Records of Sarasota County, Florida.

Property Address: 1301 Jonah Dr., North Port, Florida, 34289

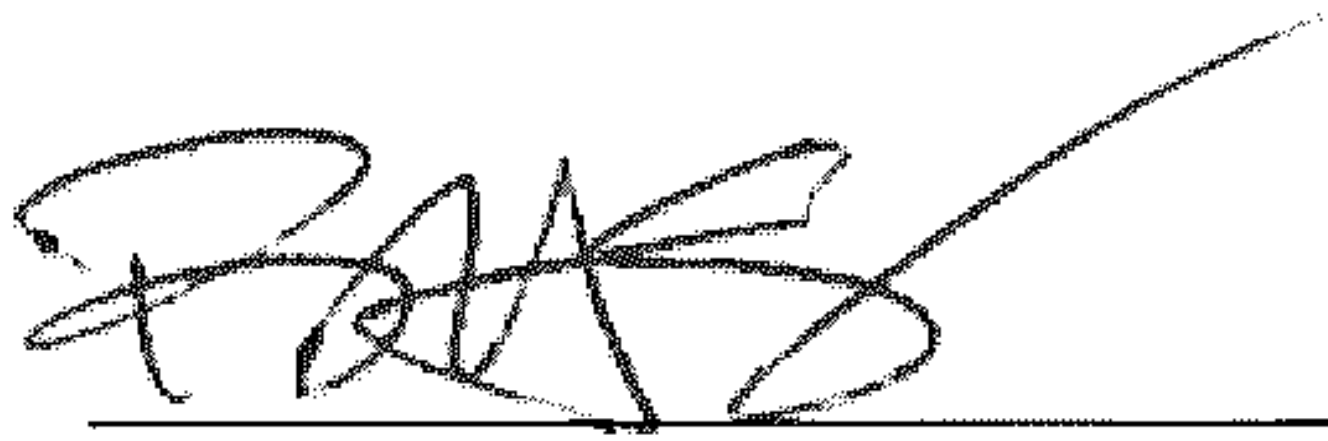
Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER WITH all tenements, hereditaments and appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

The Trustee is invested with full rights of ownership and is specifically granted the power and authority either to protect, conserve, sell and to convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein and all other powers without limitation, provided for in Florida Statute 689.073.

AND GRANTOR hereby covenants that GRANTOR is lawfully seized of said property in fee simple and it is free of encumbrances except as above-stated; that GRANTOR has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that GRANTOR will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The GRANTOR does hereby fully warrant the title of said property and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set GRANTOR's hand and seal the day and year first above written.



First Witness as to Grantor

Brett H. Sifrit

Typed/Printed Name of Witness

Presence: Physical X Online

Witness Address: _____

99 Nesbit St, Punta Gorda, FL 33950



MARC BERTRAND BIBEAULT



Second Witness as to Grantor

Luz D. Ercolani

Typed/Printed Name of Witness

Presence: Physical X Online

Witness Address: _____

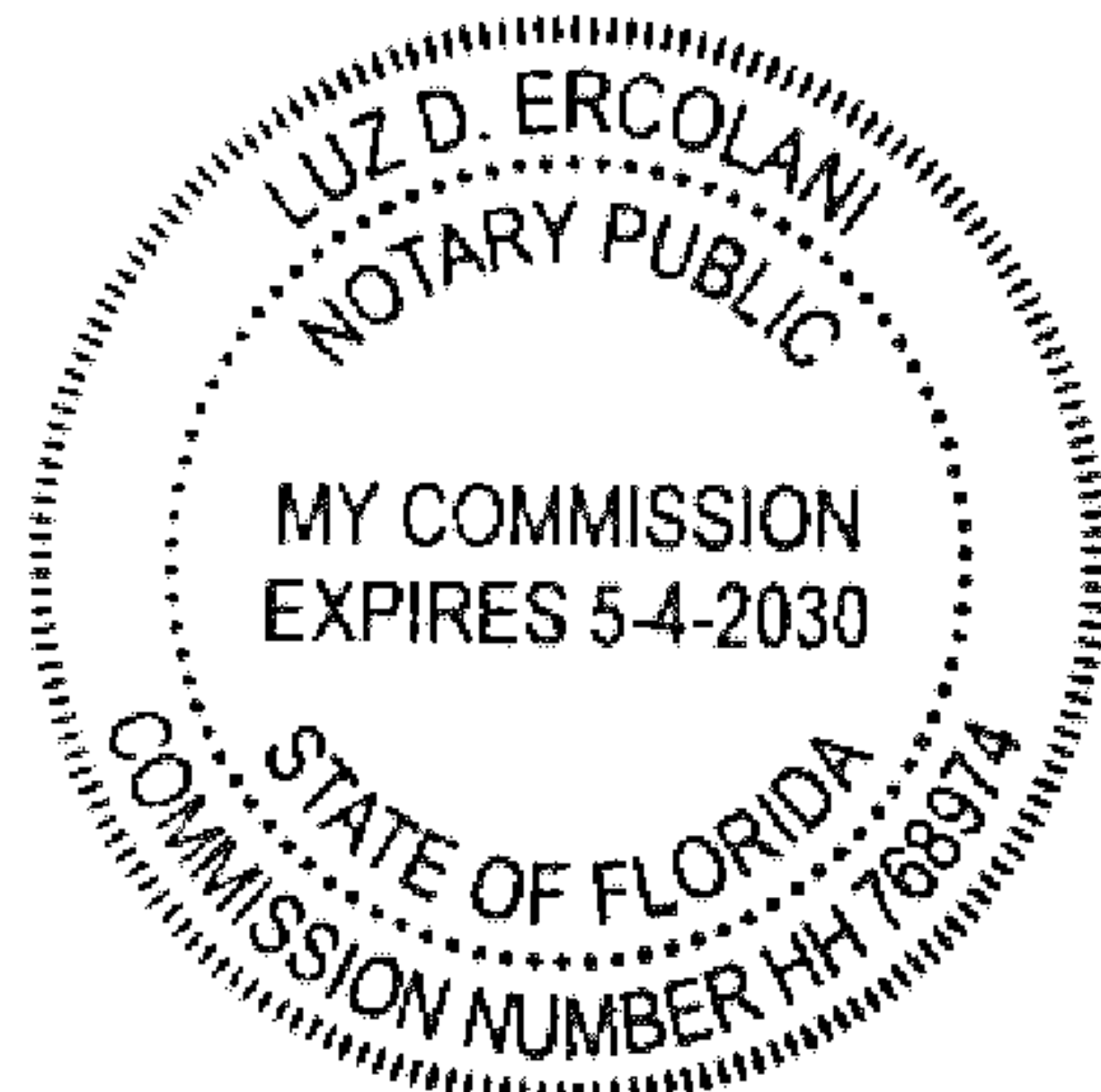
99 Nesbit St, Punta Gorda, FL 33950

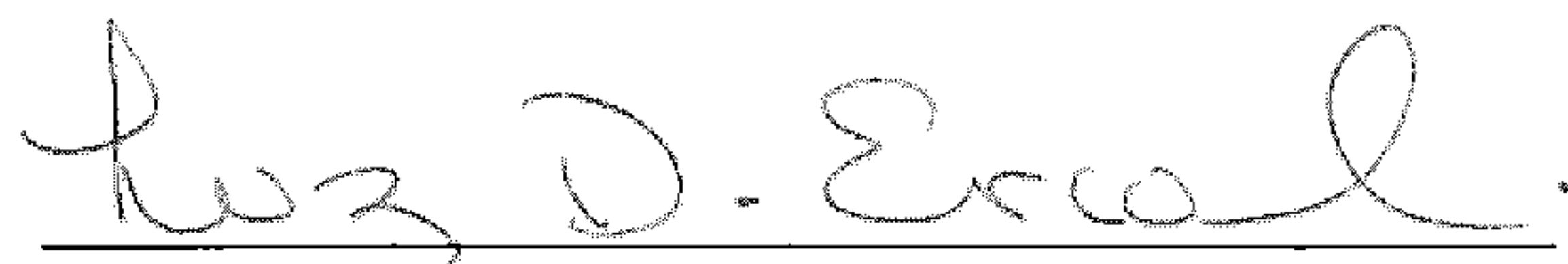


LORI ANN BIBEAULT

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 9/15 , 2026, by **MARC BERTRAND BIBEAULT and LORI ANN BIBEAULT**, ☐ who are personally known to me, or ☒ who have produced Driver's License as identification.





Notary Public, State of Florida
(Stamp Name, Commission # and Expiration)