

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129161 2 PG(S)**

9/23/2026 2:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548408

Consideration: \$630,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50578-002

Doc Stamp-Deed: \$4,410.00

Property Appraiser's Parcel ID No.: 0008-02-2113

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 21st day of September, 2026, by and between **PAUL CARREIRO AND KIMBERLEY A. PELYK**, whose address is **415 L Ambiance Drive, Suite D606, Longboat Key, FL 34228** (hereinafter "GRANTOR"), and **DANIEL J. CORBET, II AND JENNIFER BRACKETT CORBET, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **2000 Harbourside Drive, 1501, Longboat Key, FL 34228** (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:

UNIT 1501, BUILDING NO. 15, FAIRWAY BAY II, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1720, PAGE 1611, AS AMENDED AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 23, PAGE 16, AS AMENDED, 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, applicable governmental regulations, and 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

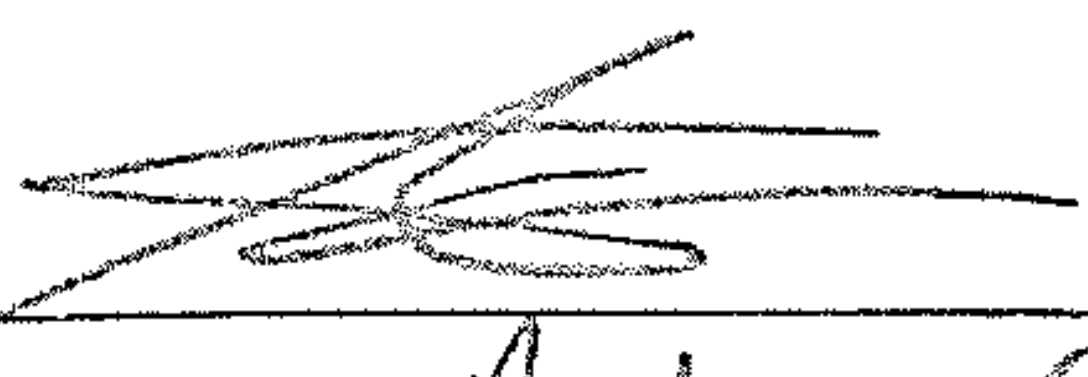
(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

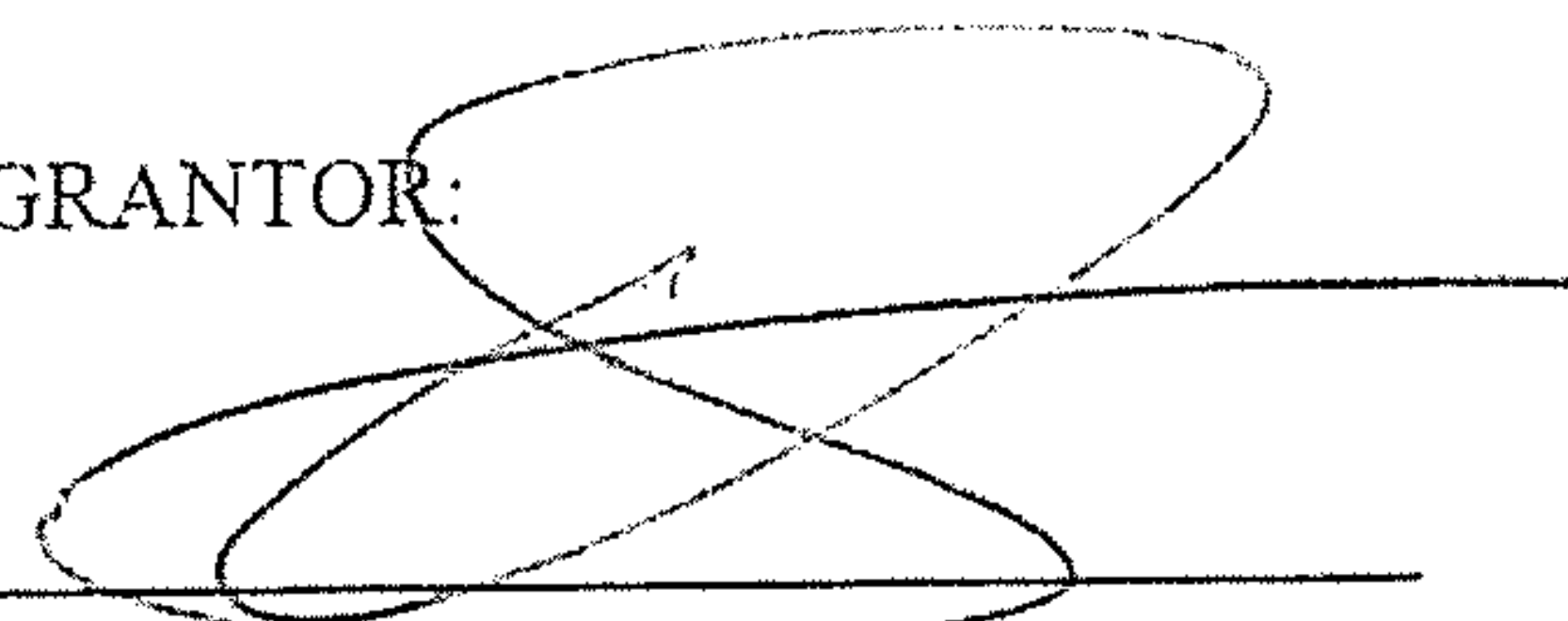
Signed, sealed and delivered in our presence:

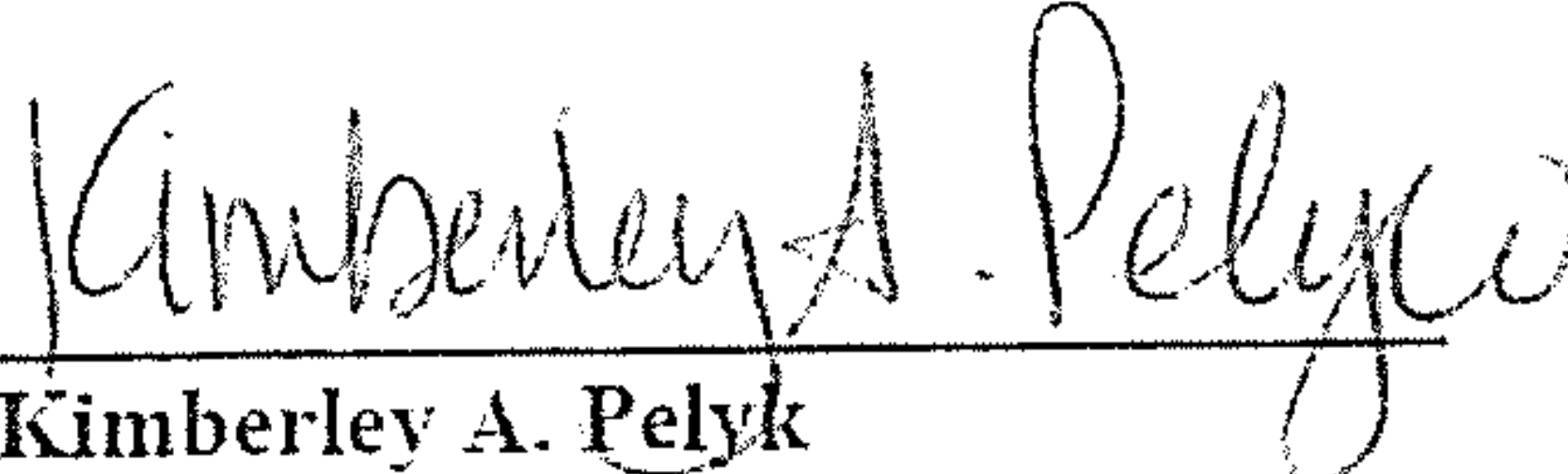
WITNESSES:

(1) 
Printed Name Angelina Trotta
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

(2) 
Printed Name Andrew Vellela
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

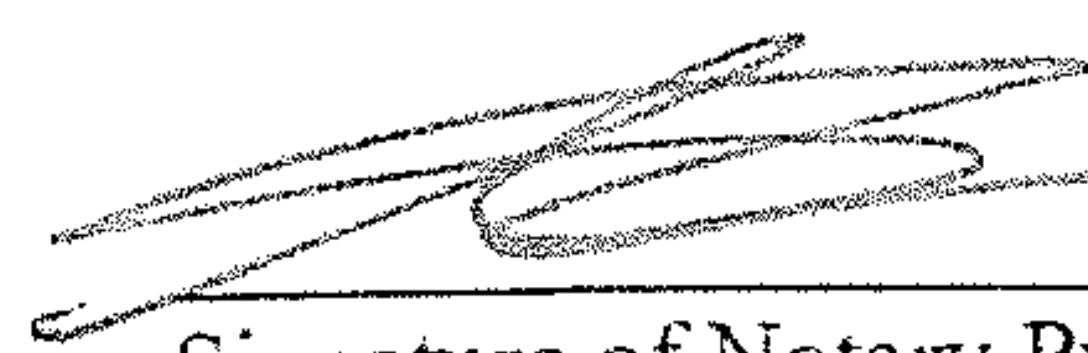
GRANTOR:


Paul Carreiro


Kimberley A. Pelyk

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 18th day of September, 2026, by Paul Carreiro and Kimberley A. Pelyk, () who is/are personally known to me or () who has/have produced DLs as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

