

Consideration: \$650,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50831-001

9/24/2026 12:56 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3548803

Doc Stamp-Deed: \$4,550.00

Property Appraiser's Parcel ID No.: 2004150040

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 22nd day of September, 2026, by and between **WESLEY SANTOS AND LAURA SANTOS, HUSBAND AND WIFE**, whose address is **4642 Woodbrook, Sarasota, FL 34243** (hereinafter "GRANTOR"), and **JONATHAN TUNNEY, AN UNMARRIED MAN**, whose address is **3710 Iroquois Avenue, Sarasota, FL 34234** (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, BLOCK A, DE SOTO TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE(S) 43, 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:

GRANTOR:

(1) *Wesley Santos*
Printed Name Wesley Santos
P.O. Address 2708 Bay Drive
Bradenton FL 34207

Wesley Santos
Wesley Santos

(2) *Stacianne A. Nieding*
Printed Name Stacianne A. Nieding
P.O. Address 2708 Bay Drive
Bradenton, Florida 34207

Laura Santos
Laura Santos

STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 21 day of September, 2026, by Wesley Santos and Laura Santos, () who is/are personally known to me or (X) who has/have produced Drivers License as identification.

Stacianne A. Nieding
Signature of Notary Public

Stacianne A. Nieding
Print, Type/Stamp Name of Notary

