

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040200 2 PG(S)**

3/27/2026 3:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472735

Consideration: \$399,900.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47869-001

Doc Stamp-Deed: \$2,799.30

Property Appraiser's Parcel ID No.: 0072-08-0014

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 27th day of March, 2026, by and between **SUNNYSHORE SOLUTIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **5515 1st Avenue East, Apt 204, Bradenton, FL 34208** (hereinafter "GRANTOR"), and **MATTHEW KERN, A SINGLE MAN**, whose address is **4024 Bell Avenue, Sarasota, FL 34231** (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 31, MORNING GLORY RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 118, 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.

The individual executing this instrument on behalf of Grantor covenants and agrees that they have full right and authority to execute this instrument on behalf of Grantor.

(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) [Signature]
Printed Name Mallory Bauer
P.O. Address 3700 S TAMiami
SARASOTA FL 34239

(2) [Signature]
Printed Name Bailey Hammurich
P.O. Address 3700 S TAMiami
SARASOTA FL 34239

GRANTOR:

**SUNNYSHORE SOLUTIONS LLC,
A FLORIDA LIMITED LIABILITY
COMPANY**

By: [Signature]
David Romero
As Its: **Manager**

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of March, 2026, by David Romero, as Manager of Sunnysore Solutions LLC, a Florida limited liability company, who is personally known to me or who has produced DR as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

