

3/31/2026 4:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3474200

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260442

Parcel ID: 1115-08-0003

Doc Stamp-Deed: \$2,555.00

Florida Documentary Stamps in the amount of \$2,555.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **31st day of March, 2026** by

John M. Kilmer and Teri L. Kilmer, Husband and Wife,

whose post office address is 2751 Lavandula Court, North Port, FL 34289,

herein called the Grantor, to

Jeffrey L. Smith, as Trustee of The Jeffrey L. Smith Declaration of Trust dated September 12, 2024*,

whose post office address is 5621 Slater Ridge, Hilliard, OH 43026,

hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (**\$365,000.00**) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Sarasota County, State of Florida, viz.:

Lot 3, CYPRESS FALLS, PHASE 2E, according to the plat thereof, as recorded in Plat Book 55, pages 120 through 133, of the Public Records of Sarasota County, Florida.

***Grantees hereby confer upon trustee the power and authority either to protect, conserve and to sell, or to lease, encumber or otherwise manage and dispose of the real property described herein and all powers without limitations provided for in Florida Statutes 689.**

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Kim Moulton

Signature

Kimberly A. Moulton

Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

John M. Kilmer

John M. Kilmer

Teri L. Kilmer

Teri L. Kilmer

Witness #2:

Ricke Mazk

Signature

RICKE MAZKLE

Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of March, 2026, by John M Kilmer and Teri L Kilmer, who is/are personally known to me or who has/have produced Driver License as identification.

Kim Moulton

Signature of Notary Public

Kimberly A. Moulton

Print, Type/Stamp Name of Notary

