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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474213

Prepared by and return to:
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File Number: 2026.022

Doc Stamp-Deed: \$1,806.70

PID: 1116-01-1613
Consideration: \$258,060.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed is this 26th day of March, 2026 between **Fred D. Elliott, Individually and as Co-Successor Trustee and Jeffrey J. Johnston, Individually and as Co-Successor Trustee of the Carlo Fineo and Audrey M. Fineo Revocable Living Trust dated August 12, 2008**, whose post office address is 1400 Homestead Rd N, Lehigh Acres, FL 33936, grantor, and **Michael G. Tunncliff and Rita A. Tunncliff, Husband and Wife and as Co-Trustees of The Michael and Rita Tunncliff Co-Grantor Trust Agreement dated October 25, 2022**, whose post office address is 23707 S Scottsdale Dr, Peculiar, MO 64078, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed, transferred and sold to the said grantee, and grantee's heirs and assigns forever, all of grantor's right, title and interest in the following described land, which is situate, lying and being in Sarasota County, Florida, to-wit:

LOT 13, BLOCK 16, LAKESIDE PLANTATION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 17, 17A THROUGH 17I, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 1116011613

Grantor(s) warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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; that the grantor hereby fully 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 December 31, 2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Carlo Fineo and Audrey M. Fineo Revocable Living Trust dated August 12, 2008

By: [Signature] TTEE
Fred D. Elliott, Individually and as
Co-Successor Trustee

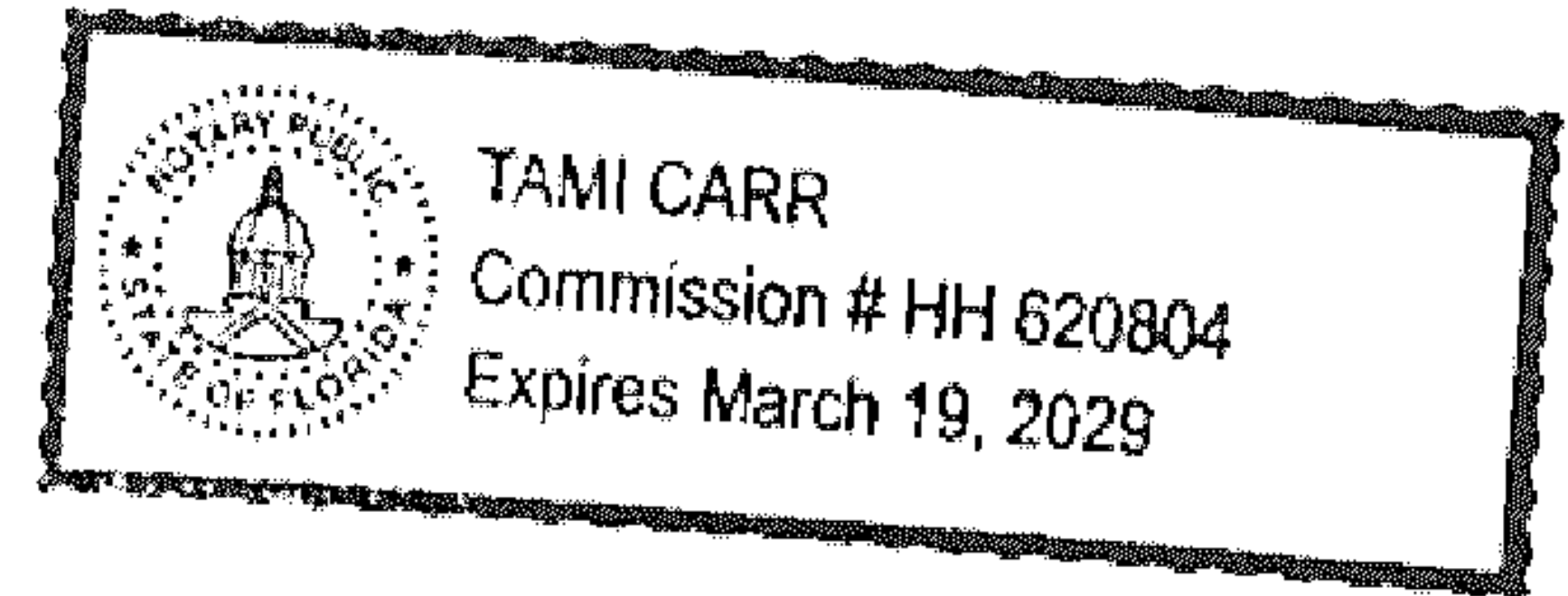
[Signature]
Witness
Printed Name: Tami Carr
P.O. Address: 1412 Homestead RD N
Lehigh Acres, FL 33936

[Signature]
Witness
Printed Name: Ruth Seno
P.O. Address: 1412 Homestead RD N
Lehigh Acres, FL 33936

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of March, 2026 by Fred D. Elliott, Individually and as Co-Successor Trustee of the Carlo Fineo and Audrey M. Fineo Revocable Living Trust dated August 12, 2008 who is personally known or has produced DL Drivers License as identification.

[Seal]



[Signature]
Notary Public
Print Name: Tami Carr
My Commission Expires: 3/19/29

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Carlo Fineo and Audrey M. Fineo Revocable Living Trust dated August 12, 2008

Danielle Genaway
Witness
Printed Name: Danielle Genaway
P.O. Address: 275 Gillette Ave.
Bayport, NY 11705

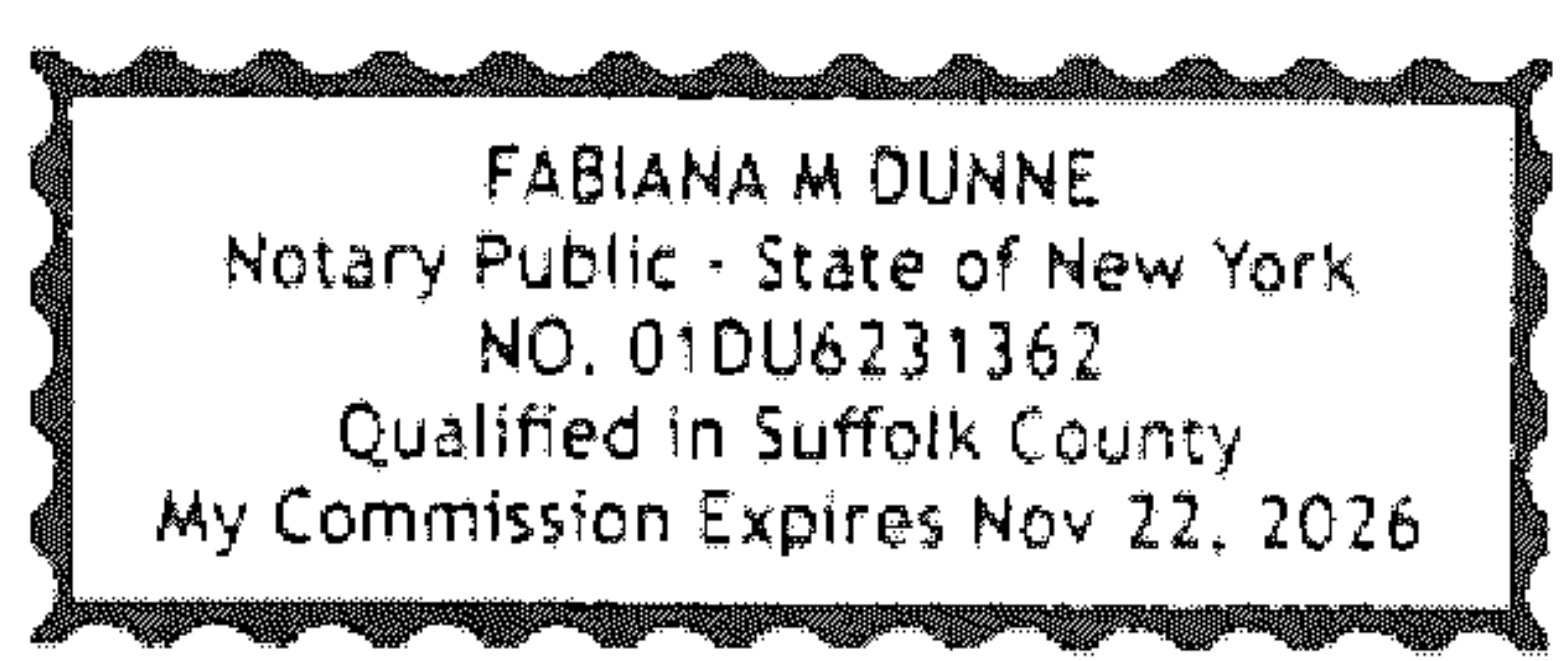
By: [Signature]
Jeffrey J. Johnston, Individually and as
Co-Successor Trustee

David Genaway
Witness
Printed Name: David Genaway
P.O. Address: 275 Gillette Ave.
Bayport NY 11705

State of NEW YORK
County of Suffolk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of March, 2026 by Jeffrey J. Johnston, Individually and as Co-Successor Trustee of the Carlo Fineo and Audrey M. Fineo Revocable Living Trust dated August 12, 2008 who is personally known or has produced Driver's license as identification.

[Seal]



Fabiana M Dunne
Notary Public
Print Name: Fabiana M. Dunne
My Commission Expires: 11/22/2026