

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026042078 2 PG(S)**

**3/31/2026 4:49 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3474261**

Consideration: \$239,900.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Andrew Conaboy, Esq.  
201 Center Road  
Ste 210  
Venice, FL 34285  
25-46489-001

**Doc Stamp-Deed: \$1,679.30**

Property Appraiser's Parcel ID No.: 0756-05-3013

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 31st day of March, 2026, by and between **James M. Thompson and Deborah A. Cornell, husband and wife**, whose address is **2191 Chenille Court, Venice, FL 34292** (hereinafter "GRANTOR"), and **Shane N. Lynch and Naomi Grace Pepper, husband and wife**, as **tenants by the entirety** whose address is **12909 Tiger Eye Drive, Venice, FL 34292** (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 3013, STONEYWOOD COVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 36, 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 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) [Signature]  
Printed Name Andrew Conboy  
P.O. Address \_\_\_\_\_  
201 Center Rd. Ste. 210  
Venice, FL 34285

(2) [Signature]  
Printed Name Karen Ponomarenko  
P.O. Address \_\_\_\_\_  
201 Center Rd. Ste. 210  
Venice, FL 34285

GRANTOR:

[Signature]  
James M. Thompson  
[Signature]  
Deborah A. Cornell

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 30 day of March, 2026, by James M Thompson and Deborah A Cornell, () who is/are personally known to me or () who has/have produced driver license as identification.

[Signature]  
Signature of Notary Public

\_\_\_\_\_  
Print, Type/Stamp Name of Notary

