

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042434 2 PG(S)

4/1/2026 1:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474557

Doc Stamp-Deed: \$1,155.00

Prepared by and Return To:
Greg Fisher
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-157939

APN/Parcel ID(s): 0789014033

WARRANTY DEED

THIS WARRANTY DEED dated March 30, 2026, by William G. Frye, hereinafter called the grantor, to Deborah G. Kenney and Patrick M. Kenney, wife and husband, whose post office address is 84 Dale Dr, North Tonawanda, NY 14120, 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Unit 423 of Harbor Isles Condominium, Section IV, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1363, Page(s) 1210, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be 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. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature
Gregory M. Fisher
Print Name

Address: 189 Center Rd.
Venice, FL 34285

[Signature]
William G. Frye

Address: 640 SEBONER ST.
NORTH PORT, FL 34287

[Signature]
Witness Signature
Tina Casselli
Print Name

Address: 189 Center Rd.
Venice, FL 34285

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, 2016, by William G. Frye, to me known to be the person(s) described in or who has/have produced DRIVERS LICENSE as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
Name: _____
Notary Public in and for the State of FLORIDA
My Commission Expires: _____

