

Prepared by and return to:  
Lisa Schweit  
Alliance Group Title, LLC  
2000 Webber Street  
Sarasota, Florida 34239  
File Number: 26-141

4/6/2026 4:07 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3476505

Doc Stamp-Deed: \$3,115.00

**General Warranty Deed**

**This Indenture**, made this April 2, 2026 A.D. By **Kenneth Wolfe and Gayle Wolfe, husband and wife**, whose post office address is: 11 Windchime Drive, Bow, New Hampshire 03304, hereinafter called the grantor, to **David Flynn, a married person**, whose post office address is: 3846 Lyndhurst Ct, Sarasota, Florida 34235, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

Lot 26, THE MEADOWS, UNIT 13, as per Plat thereof recorded in Plat Book 31, Pages 17, 17-A through 17-E, of the Public Records of Sarasota County, Florida..

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0035110017**

Subject to reservations, restrictions, and easements of record.

**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.

**SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Elizabeth Mulleavy  
Witness Signature  
Print Witness Name: Elizabeth Mulleavy

Print Witness Address: 89 N. Main St.

City and zip code: Concord, NH 03301

Dianna L. Huntoon  
Witness Signature  
Print Witness Name: Dianna L. Huntoon

Print Witness Address: 503 South St

City and zip code: Bow NH 03304

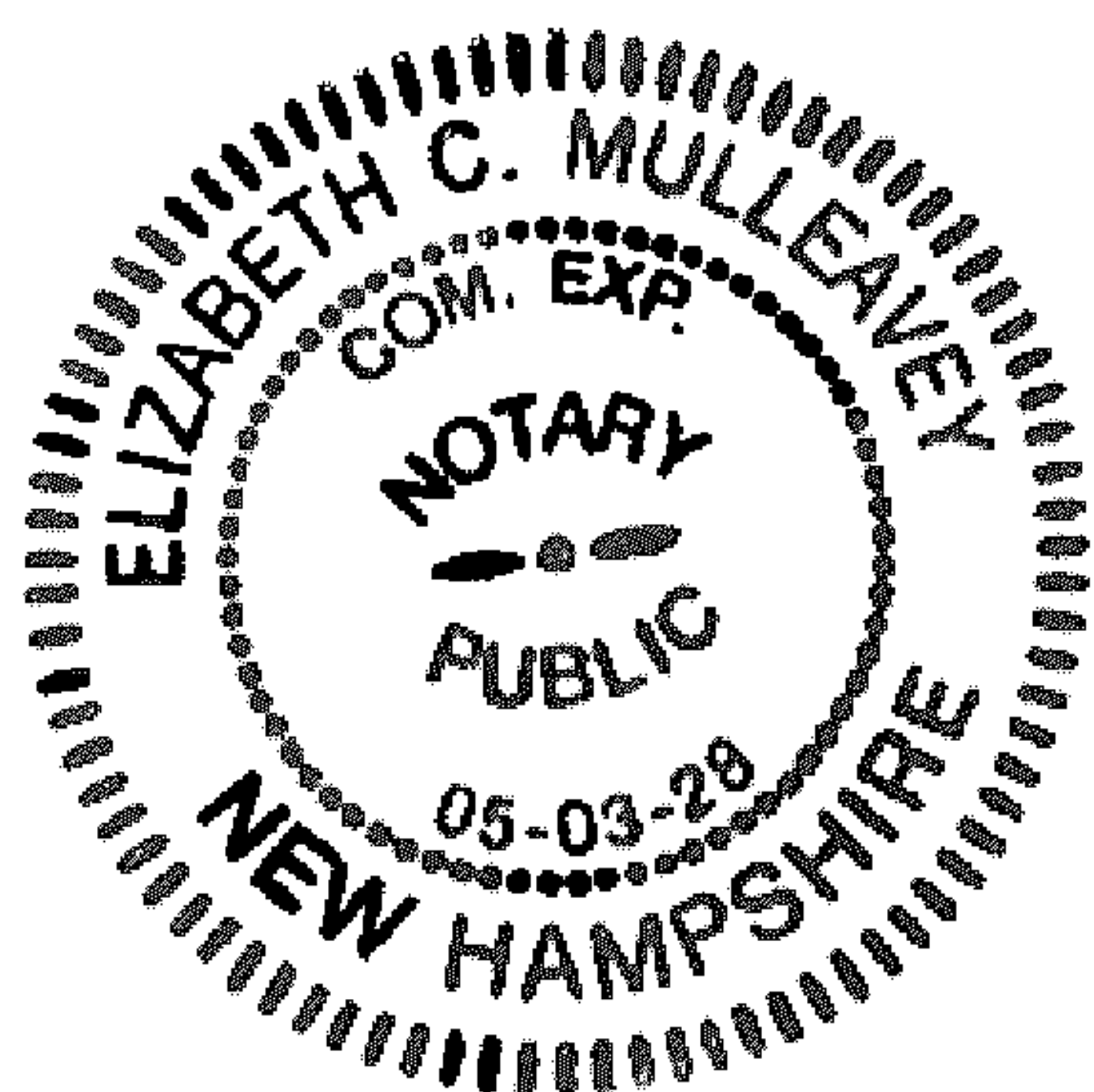
Kenneth Wolfe  
Kenneth Wolfe

Gayle Wolfe  
Gayle Wolfe

STATE OF NEW HAMPSHIRE  
COUNTY OF Merrimack

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of March, 2026, by Kenneth Wolfe and Gayle Wolfe, who are personally known to me or who has produced NH Driver License as identification.

[SEAL]



Elizabeth Mulleavy  
Notary Public  
Print Name: Elizabeth Mulleavy

My Commission Expires: 05-03-2028