

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026049881 3 PG(S)**

4/15/2026 4:12 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3480949

PREPARED BY AND RETURN TO:

Verus Title, Inc.-Amanda Greene

8586 Potter Park Dr #103

Sarasota FL 34238

File No. 20997-401-FL-AG

**Doc Stamp-Deed: \$3,605.00**

**WARRANTY DEED**

THIS DEED made and entered into on this 15th day of April, 2026, by and between **Robert Mark Keeney and Terry M. Keeney**, Individually, as husband and wife and **Robert Mark Keeney and Terry M. Keeney**, as co-Trustees of **The Keeney Revocable Trust u/a January 2, 2014**, residing at 17 Boathouse Rd, Moultonborough, NH 03254 hereinafter referred to as Grantor(s) and **Daniel L. Rahn and Deborah A. Rahn, husband and wife**, residing at 216 Hamlin Avenue, East Aurora, NY 14052 hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Sarasota County, Florida:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1824 Raintree Lane, Venice, FL 34293

Prior instrument reference: Instrument No. 2014000924, Recorded January 3, 2014

This conveyance is subject to easement, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have herunto set his/her/their hand(s) and seal(s) on the 15<sup>th</sup> day of April, 2026.

The Keeney Revocable Trust dated January 2, 2014

By: [Signature]  
Robert Mark Keeney, co-Trustee

By: [Signature]  
Terry M. Keeney, co-Trustee

By: [Signature]  
Robert Mark Keeney, Individually

By: [Signature]  
Terry M. Keeney, Individually

Signed, sealed and delivered in our presence:  
Witnesses:

[Signature]  
Signature  
Print Name: Amanda Greene  
Address: 8586 Potter Park Dr #103, Sarasota FL 34238

[Signature]  
Signature  
Print Name: Jamie Mullis  
Address: 2175 W. Dolphin Drive Englewood FL 34223

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of April, 2026, by Robert Mark Keeney and Terry M. Keeney, individually as husband and wife and Robert Mark Keeney and Terry M. Keeney, as co-Trustees of The Keeney Revocable Trust dated January 2, 2014, who  is personally known or  has produced drivers license as identification.



AMANDA GREENE  
Commission # HH 518727  
Expires August 20, 2028

[Signature]  
NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

EXHIBIT A  
LEGAL DESCRIPTION

All that certain land situate in Sarasota County, Florida, viz:

Lot 34251, HERITAGE LAKE ESTATES, according to the plat thereof, as recorded in Plat Book 25, Page 46, of the Public Records of Sarasota County, Florida.

Parcel ID: 0438090016

Property commonly known as: 1824 Raintree Lane, Venice, FL 34293