

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026051557 2 PG(S)**

4/20/2026 10:37 AM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3482461

Consideration: \$577,500.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Mallory Bauer, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239

Property Appraiser's Parcel ID No.: 0755-03-1593

**Doc Stamp-Deed: \$4,042.50**

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED TO TRUSTEE**

**THIS WARRANTY DEED TO TRUSTEE**, is made this 17th day of April, 2026, by and between **IAN M. KENNEDY AND THERESA A. KENNEDY, HUSBAND AND WIFE**, whose address is **121 Shore Road, Southampton, Ontario N0H 2L0, Canada** (hereinafter "GRANTOR"), and **LAURIE A. NIEVES AND ELIAS NIEVES, AS TRUSTEES OF THE NIEVES TRUST DATED JANUARY 19, 2023**, whose address is **1979 Mesic Hammock Way, 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 1428 OF STONEYBROOK AT VENICE, UNIT 3A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 38, 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

*(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) Kimberly Jordan  
Printed Name Kimberly Jordan  
P.O. Address 6271 St Augustine Rd  
Jacksonville FL 32217

(2) [Signature]  
Printed Name Ronnie Jordan  
P.O. Address 170 Onate  
St Augustine FL 32095

GRANTOR:

Ian M. Kennedy  
Ian M. Kennedy  
Theresa A. Kennedy  
Theresa A. Kennedy

\*g COUNTRY OF State of Florida  
\*g STATE/COUNTY/PROVINCE OF County of St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13 day of April, 2026, by Ian M. Kennedy and Theresa A. Kennedy,  who is/are personally known to me or  who has/have produced Driver License and passport as identification.

Kimberly Jordan  
Signature of Notary Public

Kimberly Jordan  
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

