

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026052671 2 PG(S)**

4/21/2026 1:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared By and Return To:

Ashley Jones

Movement Title Services, LLC DBA Momentum Title

206 Harbor Drive S

Venice, FL 34285

SIMPLIFILE

Receipt # 3483439

Doc Stamp-Deed: \$3,587.50

Order No.: MT-26-042

Property Appraiser's Parcel I.D. (folio) Number:

WARRANTY DEED

THIS WARRANTY DEED dated this the 20th day of April, 2026, by David J. Kelley and Bonnie J Kelley, husband and wife, whose post office address is 5834 Long Shore Loop, Sarasota, FL 34238, (the "Grantor"), to John S Noren and Jennifer A S Noren, husband and wife, whose post office address is 101 Louella Ln, Apt 115, Nokomis, FL 34275 (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 that certain land situated in County of Sarasota, State of Florida, viz:

**LOT 14, BLOCK 10, PINEBROOK SOUTH, UNIT III, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 23, PAGE 48 OF THE PUBLIC RECORDS OF SARASOTA COUNTY,
FLORIDA.**

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

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: 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Ashley Jones
Witness Signature

Ashley Jones
Printed Name of First Witness

206 Harbor Drive S, Venice, FL 34285
Address of First Witness

April Agee
Witness Signature

April Agee
Printed Name of Second Witness

206 Harbor Drive S, Venice, FL 34285
Address of Second Witness

David Kelley
David J. Kelley

Bonnie J Kelley
Bonnie J Kelley

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 20th day of April, 2020 by David J. Kelley and Bonnie J Kelley, who is personally known to me or who has produced Drivers License (type of identification) as identification.

Ashley Jones

Notary Public

Printed Name: _____

Commission # _____

My Commission Expires: _____

