

Prepared by and return to:

Devan P. Spinelli, Esq.  
CLOSED Southwest Florida LLC  
151 Center Road  
Unit B  
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File No 3410-26SW-FL

4/22/2026 2:07 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 22nd day of April, 2026 between Linda M. Kane and William J. Kane, Individually and as Co-Trustees of Kane Family Trust dated October 20, 2021, whose post office address is 165 Maryview Drive, Webster, NY 14580, of the County of Monroe, State of New York, Grantor, to Patrick Anthony York and Angela DellaCorte York, husband and wife, whose post office address is 5 Liederkrantz Lane, Millstadt, IL 62260, of the County of St. Clair, State of Illinois, Grantees:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 146, Stonecastle at Southwood Unit II, Phase I, according to the Plat thereof, recorded in Plat Book 36, Page(s) 35, of the Public Records of Sarasota County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS #1 SIGNATURE

Heather Lakeman  
WITNESS #1 PRINTED NAME

151 Center Rd, Venice FL 34285  
WITNESS #1 ADDRESS

[Signature]  
WITNESS #2 SIGNATURE

Amy Worth  
WITNESS #2 PRINTED NAME

151 Center Rd, Venice FL 34285  
WITNESS #2 ADDRESS

Kane Family Trust dated October 20, 2021

By: [Signature]  
Linda M. Kane, Individually and as Co-Trustee

By: [Signature]  
William J. Kane, Individually and as Co-Trustee

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of APRIL 2026, by Linda M. Kane and William J. Kane, Individually and as Co-Trustees of Kane Family Trust dated October 20, 2021,  who is/are personally known to me or  who has/have produced FL. DRIV. LIC. as identification.

[Signature]  
Signature of Notary Public

Amy Worth  
Print, Type/Stamp Name of Notary

