

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026054827 2 PG(S)**

4/24/2026 1:15 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3485279

Prepared by and Return to:  
Amanda Crane  
Suncoast One Title & Closings, Inc.  
4044 North Access Road  
Englewood, FL 34224

**Doc Stamp-Deed: \$2,956.80**

File No.: ENG-2026-3069  
Parcel ID Number: 0451-11-0061

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 24th day of April, 2026 between Dennis R. Meyer and Patricia A. Meyer, Husband and Wife, both Individually and as Trustees of the Dennis and Patricia Meyer Revocable Trust dated May 8, 2019, whose post office address is 410 Smokey View Road, Unit 424, Asheville, NC 28806, of the County of Buncombe, State of North Carolina, Grantor, to George E. Reynolds, Jr., a widower, and Michael J. Reynolds, an unmarried man, as joint tenants with right of survivorship, whose post office address is 119 Ramona Avenue, Staten Island, NY 10312, of the County of Richmond, State of New York, 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:

**Lots 11686, 11687 and 11688, South Venice Unit No. 44, according to the plat thereof, as recorded in Plat Book 7, Page(s) 5, 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  
PRINT NAME: Shawn Smith

WITNESS 1 ADDRESS:  
1037 Patton Ave  
Asheville NC 28806

Margaret Kuni  
WITNESS 2 SIGNATURE  
PRINT NAME: Margaret Kuni

WITNESS 2 ADDRESS:  
1030 Patton Ave.  
Asheville NC 28806

the Dennis and Patricia Meyer Revocable Trust dated May 8, 2019

By: [Signature]  
Dennis R. Meyer, Individually and as Trustee

By: [Signature]  
Patricia A. Meyer, Individually and as Trustee

STATE OF NC  
COUNTY OF Buncombe

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22nd day of April, 2026, by Dennis R. Meyer and Patricia A. Meyer, Individually and as Trustees of the Dennis and Patricia Meyer Revocable Trust dated May 8, 2019,  who is/are personally known to me or  who has/have produced Florida Driver License as identification.

[Signature]  
Signature of Notary Public  
Shawn Smith  
Print, Type/Stamp Name of Notary

