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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485531

Prepared by and Return to:

Alice S. Clark

MSC Title, Inc.

110 Nokomis Avenue North, Venice, FL 34285

File No. 2026-225-ASC

Sales Price: Price: \$235,000.00

Doc Stamp-Deed: \$1,645.00

General Warranty Deed

Made this 24th day of April, 2026 By **Daniel R. Whalen, Individually and as Trustee of U/A/D 2-11-80 and Jean Whalen, Individually and as Trustee of U/A/D 2-11-80, Husband and Wife**, whose address is: 4900 Southeast Willoughby Boulevard, 137, Stuart, FL 34997, hereinafter called the grantor, to **Amy L. King and Mark J. King, wife and husband**, whose post office address is: 702 Brightside Crescent Drive, Venice, FL 34293, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 2, The Villas of Somerset at the Plantation, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2206, Pages 1595 through 1642, inclusive, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0442111002**

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 December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Carol A. Harvell

Witness Signature above:

Witness print name below:

Carol A. Harvell

Witness Address:

4900 SE Willoughby Blvd #138 Stuart FL 34997

Daniel R. Whalen

Daniel R. Whalen, Individually and as Trustee of U/A/D 2-11-80

4900 Southeast Willoughby Boulevard, 137
Stuart, FL 34997

Christie Treiber Donn

Witness Signature above:

Jean Whalen, Individually and as Trustee of U/A/D 2-11-80

4900 Southeast Willoughby Boulevard, #137
Stuart, FL 34997

Witness print name below:

Christie Treiber Donn

Witness Address:

11 SE River Lights Ct
Stuart FL 34996

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of April, 2026, by Daniel R. Whalen, I ndividually and as Trustee of U/A/D 2-11-80 dated February 11, 1980 and Jean Whalen, Individually and as Trustee of U/A/D 2-11-80, who is/are personally known to me or who has/have produced ID card pmu Florida as identification.

Christie Treiber Donn

Signature of Notary Public

