

4/27/2026 1:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485938

Prepared by and Return to:

Kate Baszto

MSC Title, Inc.

8325 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202

File No. 2026-298-KXB

Sales Price: Price: \$626,500.00

Doc Stamp-Deed: \$4,385.50

General Warranty Deed

Made this 27th day of April, 2026 By **Nathan L. Martin and Ruth E. Martin, husband and wife**, whose address is: 5410 Palisade Dr, Pfafftown, North Carolina 27040, hereinafter called the grantor, to **Jacob S. Peachey and Susan Peachey, Trustees of The Jacob S. Peachey and Susan Peachey Family Living Revocable Trust dated January 24, 2018**, whose post office address is: 764 Beechburg Road, Flemingsburg, KY 41041, 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:

Lots 18 and 20, Block C, Bahia Vista Highlands, according to the map or plat thereof, as recorded in Plat Book 1, Pages 128 and 129, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0054130069**

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)

Kristy Sommers
Witness Signature above:

Witness print name below:
Kristy Sommers

Witness Address:
8325 Lakewood Ranch Blvd
Lakewood Ranch, FL 34202

Kate Baszto
Witness Signature above:

Witness print name below:
Kate Baszto

Witness Address:
8325 Lakewood Ranch Blvd
Lakewood Ranch, FL 34202

Nathan L. Martin
Nathan L. Martin
~~1024 Pattison Avenue, Sarasota, FL 34237~~
5410 Palisade Dr, Pfafftown, NC 27040

Ruth E. Martin
Ruth E. Martin
~~1024 Pattison Avenue, Sarasota, FL 34237~~
5410 Palisade Dr, Pfafftown, NC 27040

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of April, 2026, by Nathan L. Martin and Ruth E. Martin, who is/are personally known to me or who has/have produced FLDL as identification.

Kate Baszto
Signature of Notary Public

Print, Type/Stamp Name of Notary

