



Prepared by:
Ann Grano
Alliance Group Title, LLC
1072 E. Venice Avenue
Venice, Florida 34285

File Number: 26-174

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057194 2 PG(S)
April 29, 2026 01:52:35 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,905.00



General Warranty Deed

This Indenture, made this April 29, 2026 A.D. By **Thomas J. Dunn-Rankin, a/k/a Jeff Dunn-Rankin and Mary Lou Dunn-Rankin, Individually as husband and wife and as Co-Trustees of the Jeff and Mary Lou Dunn-Rankin Trust dated October 2, 2024**, whose post office address is: 316 Salerno Street, Venice, Florida 34285, hereinafter called the grantor, to **Daniel Kevin Boyd and Marta Jan Burke, husband and wife**, whose post office address is: 3308 Meadow Run Circle, Venice, Florida 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:

Lot 116, MEADOW RUN AT JACARANDA, according to the plat thereof, as recorded in Plat Book 29, Pages 35-35D, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0439020019**

Subject to reservations, restrictions, and easements of record.

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.

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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:

Ann K. Grano
Witness #1 Signature
Witness #1 Printed Name **Ann K. Grano**
Address: 1072 E. Venice Avenue
Venice, FL 34285

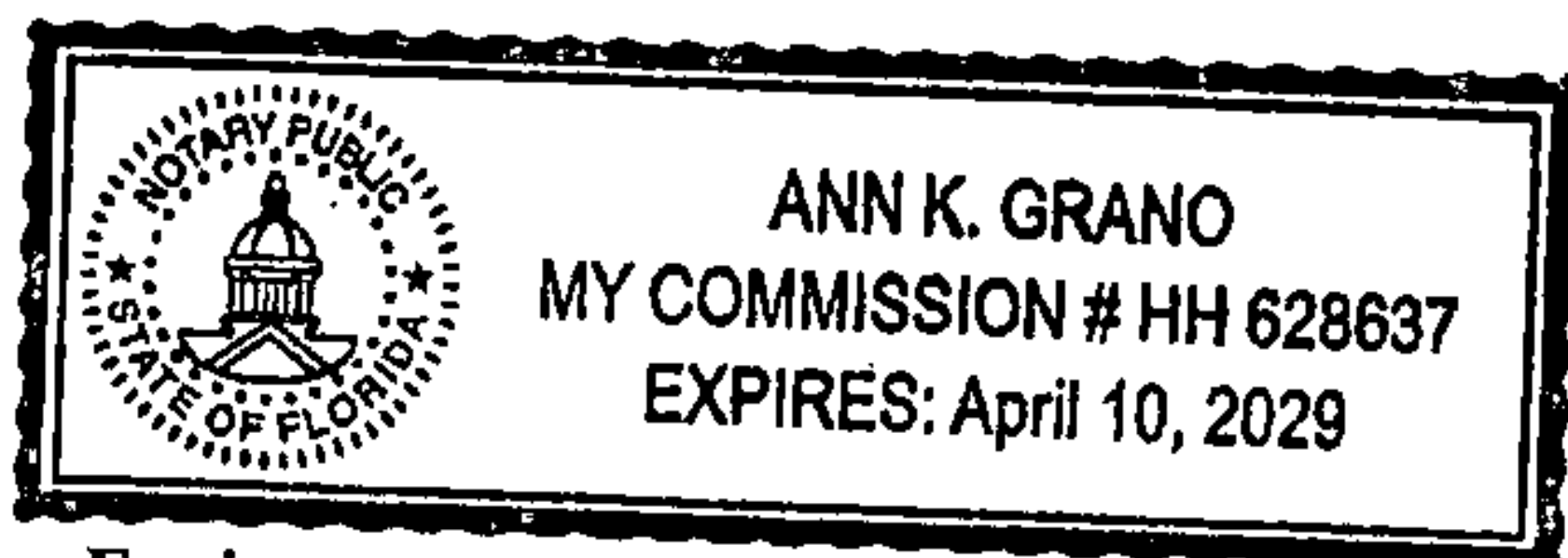
Maureen Tague
Witness #2 Signature
Witness #2 Printed Name **Maureen Tague**
Address: 1072 E. Venice Avenue
Venice, FL 34285

Thomas J. Dunn-Rankin (Seal)
Thomas J. Dunn-Rankin a/k/a Jeff Dunn-Rankin, Individually and as Co-Trustee of the Jeff and Mary Lou Dunn-Rankin Trust dated October 2, 2024
Address: 316 Salerno Street, Venice, Florida 34285

Mary Lou Dunn-Rankin (Seal)
Mary Lou Dunn-Rankin, Individually and as Co-Trustee of the Jeff and Mary Lou Dunn-Rankin Trust dated October 2, 2024
Address: 316 Salerno Street, Venice, Florida 34285

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of April, 2026, by Thomas J. Dunn-Rankin a/k/a Jeff Dunn-Rankin and Mary Lou Dunn-Rankin, Individually as husband and wife and as Co-Trustees of the Jeff and Mary Lou Dunn-Rankin Trust dated October 2, 2024, who are personally known to me or who has produced driver's license(s) as identification.



My Commission Expires: _____

Ann K. Grano
Notary Public
Print Name: **Ann K. Grano**