

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026057757 2 PG(S)

4/30/2026 12:20 PM

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

SIMPLIFILE

Receipt # 3487803

Recording: \$18.50  
Doc Stamps: \$6,650.00  
Indexing: \$5.00

Prepared by and return to:

Doc Stamp-Deed: \$6,650.00

Van Winkle and Sams PA  
3859 Bee Ridge Road, 202  
Sarasota, FL 34233

Parcel Identification No. 0114-10-0001

Warranty Deed

This Warranty Deed made this 30 day of April, 2026, between The Trust Agreement, originally known as The Brown Trust dated 5/24/2010, as amended and restated on 3/21/2014 and restyled The James L. Brown and Carol W. Brown, Revocable Trust, as further renamed The Carol W. Brown Revocable Trust as amended and restated 6/13/2023 whose post office address is Sarasota, FL , grantor, and Robert H. McKnight and Andrea B. McKnight, husband and wife, whose post office address is 3906 Spyglass Hill Road, Sarasota, FL 34238, grantee:

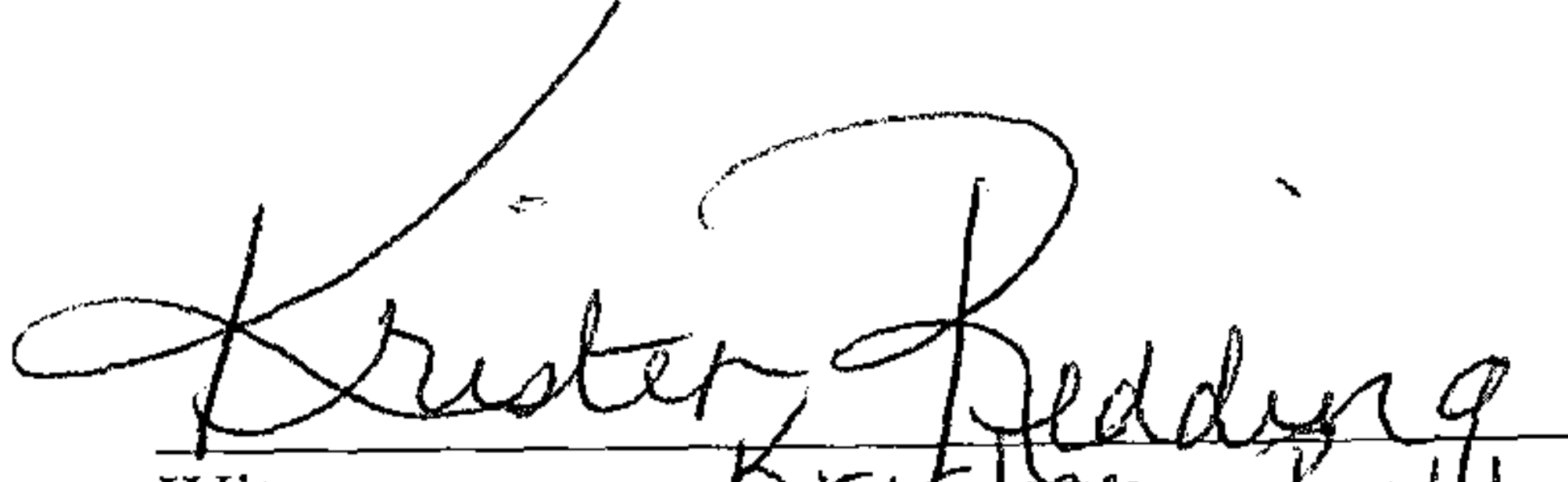
Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in SARASOTA, to-wit:

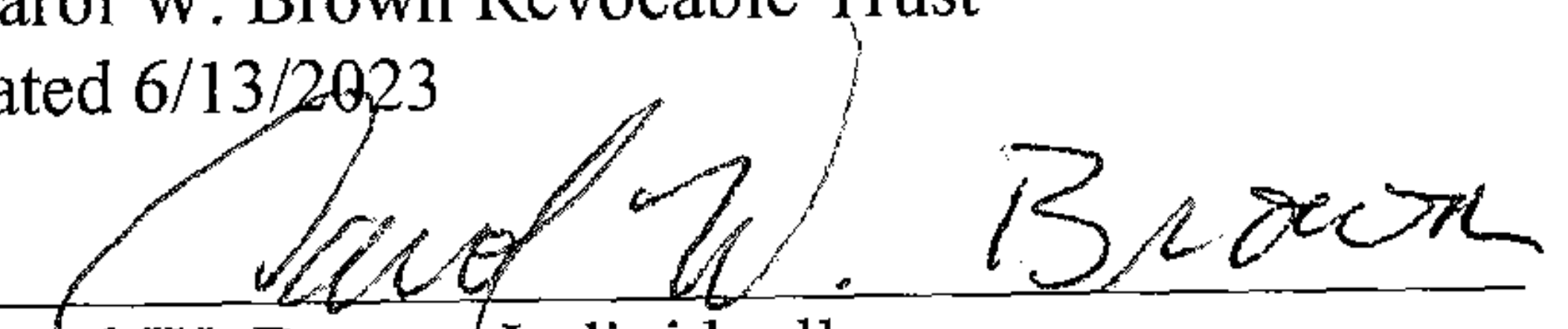
Lot 118, THE COUNTRY CLUB OF SARASOTA, according to the map or plat thereof as recorded in Plat Book 24, Page 16, Public Records of Sarasota County, Florida.

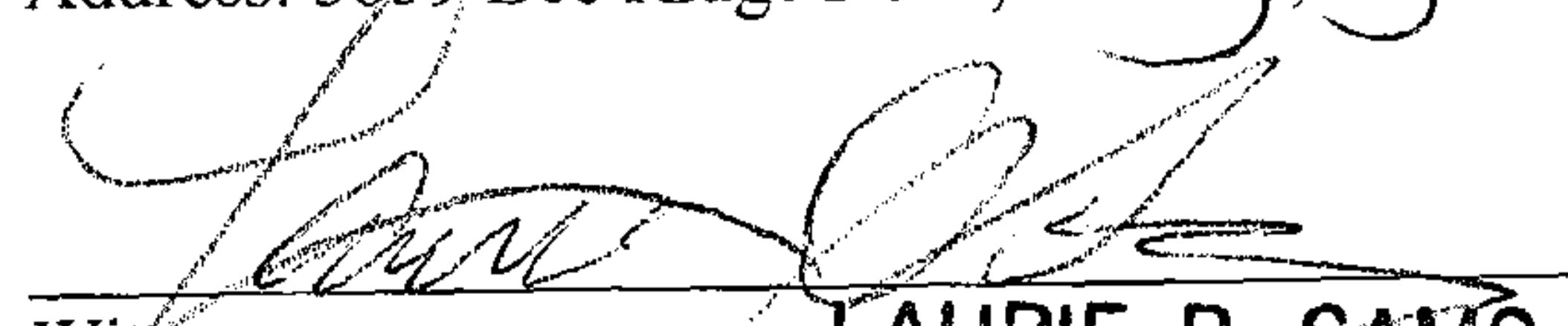
Subject to easements, restrictions, reservations of record, if any, and taxes for the year and subsequent years.

And Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

  
Witness name: Kristen Hedding  
Address: 3859 Bee Ridge Road, Sarasota, FL 34233

Carol W. Brown Revocable Trust  
dated 6/13/2023  
  
Carol W. Brown, Individually as an  
un-remarried widow and as Trustee


  
Witness name: LAURIE B. SAMS  
Address: 3859 Bee Ridge Road, Sarasota, FL 34233

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 27 day of April, 2026, by Carol W. Brown, Individually as an un-remarried widow and as Trustee who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



  
Notary Public