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**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026062417 3 PG(S)**

5/8/2026 1:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491790

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29141

Doc Stamp-Deed: \$3,360.00

Consideration: \$480,000.00

General Warranty Deed

Made this May 8, 2026 By **Robert D. Harney, an unmarried man and Kenneth J. Lanuza, a married man**, whose post office address is: 5659 Mauna Loa Blvd Unit 104, Sarasota, Florida 34240, hereinafter called the Grantor, to **Alicyn M. Amann, a married woman**, whose post office address is: 5032 Willow Leaf Way, Sarasota, Florida 34241, 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:

Lot 80, Bent Tree Village Subdivision, Unit 2, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 36, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0260150009**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

As it pertains to **Kenneth J. Lanuza**, said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon, nor is it contiguous or adjacent thereto.

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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:

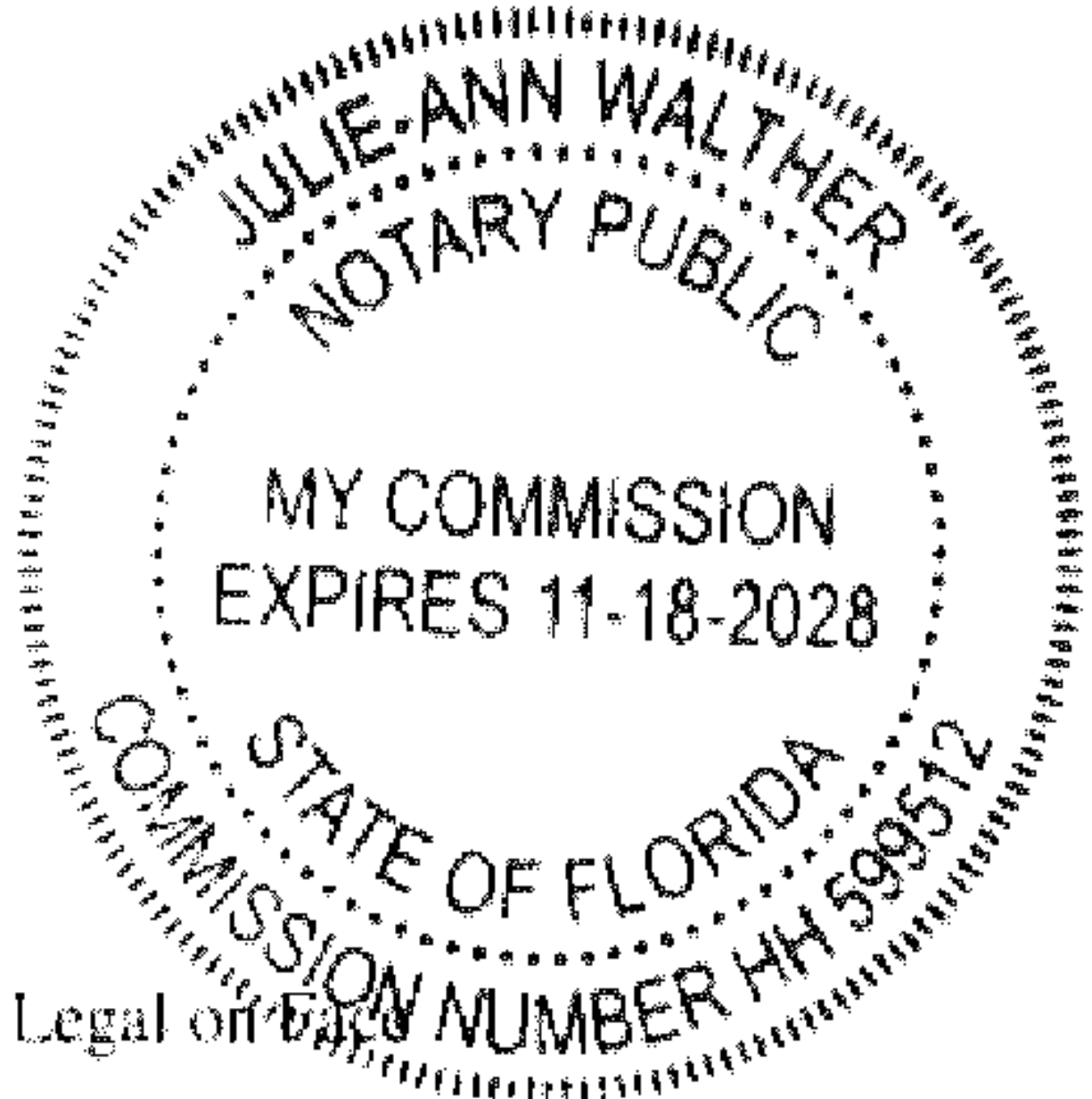
Witness Signature: [Signature]
Witness # 1 Printed Name: GLENN T. BROWN
Post Office Address: 2000 WEBBER ST
SARASOTA FL 34239

[Signature] (Seal)
Robert D. Harney

Witness Signature: [Signature]
Witness # 2 Printed Name: Julie Walther
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

State of FL
County of SARASOTA

I am a Notary Public of the State of FL, and my commission expires on 11/18/28. The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization this May 4, 2026, by Robert D. Harney, an unmarried man, who is/are personally known to me or who produced [Signature] as identification.



[Signature]
Notary Public
My Commission Expires: _____

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Gibson Kohl, P.L.
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Signed, sealed and delivered in our presence:

Witness Signature: (1) [Signature]

Witness # 1 Printed Name: (1) Andrea Amaran

Post Office Address: _____

[Signature] (Seal)
Kenneth J. Lanuza

Witness Signature: (2) [Signature]

Witness # 2 Printed Name: (2) Justin Joffille

Post Office Address: _____

State of Colorado
County of Eagle

I am a Notary Public of the State of Colorado, and my commission expires on June 2, 2029. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this May 3rd, 2026, by Kenneth J. Lanuza, a married man, who is/are personally known to me or who produced Colorado Drivers License as identification.

[Signature]
Notary Public
My Commission Expires: June 2, 2029

(SEAL)

KIMBERLEY REDIKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174023308
COMMISSION EXPIRES JUNE 2, 2029