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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491993



Prepared by and Return to:  
Lisa Guild, an employee of  
First International Title, LLC  
2828 S. McCall Road, Suite 216  
Englewood, FL 34224

Doc Stamp-Deed: \$2,184.00

File No.: 264911-93

**WARRANTY DEED**

This indenture made on **May 07, 2026** by **Kenneth W. Maust and Gayle L. Maust, husband and wife, both Individually and as Co-Trustees of The Kenneth W. Maust and Gayle L. Maust Revocable Living Trust, U/A dated January 3, 2025**, whose address is: 4134 Avery Rd., Lake Orion, MI 48359 hereinafter called the "grantor", to **Douglas Lake, a single man and Lynn Nicholas, a single woman, as joint tenants with rights of survivorship**, whose address is: 27255 Ipswich Drive, Englewood, FL 34223-5624, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

**Lot 37, ARLINGTON COVE, according to the Plat thereof, recorded in Plat Book 45, Page(s) 29, 29A through 29D, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 0494140015

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The Kenneth W. Maust and Gayle L. Maust Revocable Living Trust, U/A dated January 3, 2025

*Kenneth W. Maust*

By Kenneth W. Maust, Individually and as Co-Trustee

The Kenneth W. Maust and Gayle L. Maust Revocable Living Trust, U/A dated January 3, 2025

*Gayle L. Maust*

By Gayle L. Maust, Individually and as Co-Trustee

Signed, sealed and delivered in our presence:

*Lisa Guild*

1st Witness Signature

Print Name: LISA GUILD

Address: First International Title, Inc.  
2828 S. McCall Rd. #216  
Englewood, FL 34224  
941-460-3108

State of Florida

County of Charlotte

*Karin Dubbs*

2nd Witness Signature

Print Name: KARIN DUBBS

Address: 1561 Rossanne Pl  
Englewood Fl 34223

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or ( ) online notarization on May 7, 2026, by **Kenneth W. Maust and Gayle L. Maust, both Individually and as Co-Trustees of The Kenneth W. Maust and Gayle L. Maust Revocable Living Trust, U/A dated January 3, 2025**, who ( ) is/are personally known to me or who  produced a valid

*Dr. Lic* as identification.

*Lisa Guild*

Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)

