

5/14/2026 11:28 AM

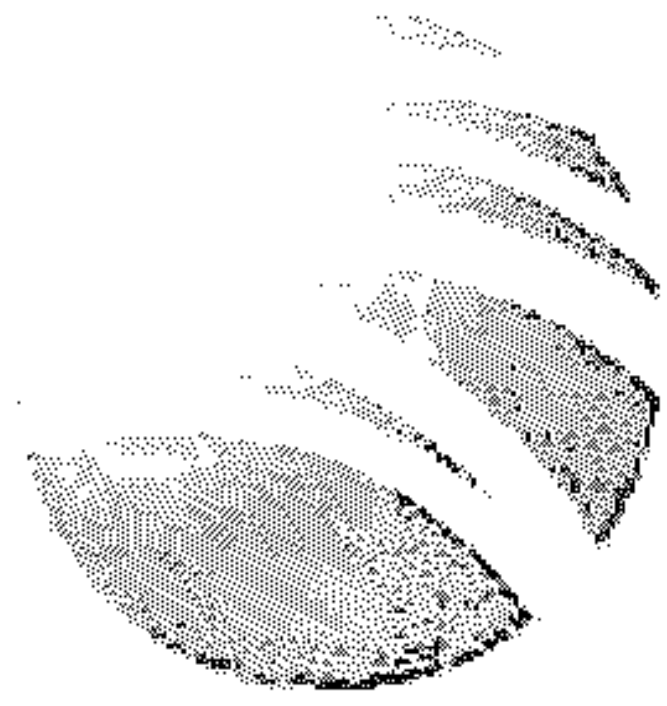
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494080



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$5,110.00

Dixie Roth
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750526-00347

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 13th day of May, 2026 by Philip James Breeding and Kimberly Ann Breeding, husband and wife, individually and as the Trustees of the Philip And Kimberly Breeding Revocable Trust dated November 7, 2022, hereinafter called the Grantor, to Stephen Lee Tseckares and Pearson Marx, Husband And Wife as Tenants by the Entirety, whose post office address is: 68 Topstone Rd, Redding, CT 06896, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 189, RIVENDELL, UNIT 5, THE WOODLANDS, according to the plat thereof, as recorded in Plat Book 42, Page(s) 35, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0150010001

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Incident to the issuance of title insurance.

WARRANTYDEED

REV. 9/18/2023

LS

Signed, sealed and delivered in our presence:

[Signature]
Witness: (Signature)

Printed Name Jo Ann McManus

Address 8181 S Tamiami Trl # B

City, State, Zip Sarasota FL 34231

[Signature]
Witness: (Signature)

Printed Name Dixie Roth

Address 8181 S Tamiami Trl # B

City, State, Zip Sarasota FL 34231

Philip And Kimberly Breeding Revocable Trust dated November 7, 2022

Philip James Breeding and as trustee
By: Philip James Breeding, individually and as Trustee

1019 Scherer Way
Osprey, FL 34229

Kimberly Ann Breeding and as trustee
By: Kimberly Ann Breeding, individually and as Trustee

1019 Scherer Way
Osprey, FL 34229

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 8th day of May, 2026, by Philip James Breeding and Kimberly Ann Breeding, husband and wife, individually and as the Trustees of the Philip and Kimberly Breeding Revocable Trust, dated November 7, 2022, who: [] is personally known to me or [] produced DLIC as identification.

[Signature]
NOTARY PUBLIC (signature)

Print Name: Dixie Roth

My Commission Expires:

Stamp/Seal:

