

Prepared by and return to:
Cristina Doolittle
Alliance Group Title, LLC
14850 Tamiami Trail
North Port, Florida 34287
File Number: 26-192

5/15/2026 1:26 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494872

General Warranty Deed

Doc Stamp-Deed: \$2,310.00

This Indenture, made this May 15, 2026 A.D. By **Rodger A Kless**, a single man, whose post office address is: 12520 Sunglow Boulevard, Venice, Florida 34293, hereinafter called the grantor, to **William J Connell, III, a married man**, whose post office address is: 998 Kensington Court, Victor, New York 14564, 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 27, Block C, HERON CREEK, UNIT I, as per plat thereof recorded in Plat Book 40, Page 47, Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0978030270**

Subject to reservations, restrictions, and easements of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

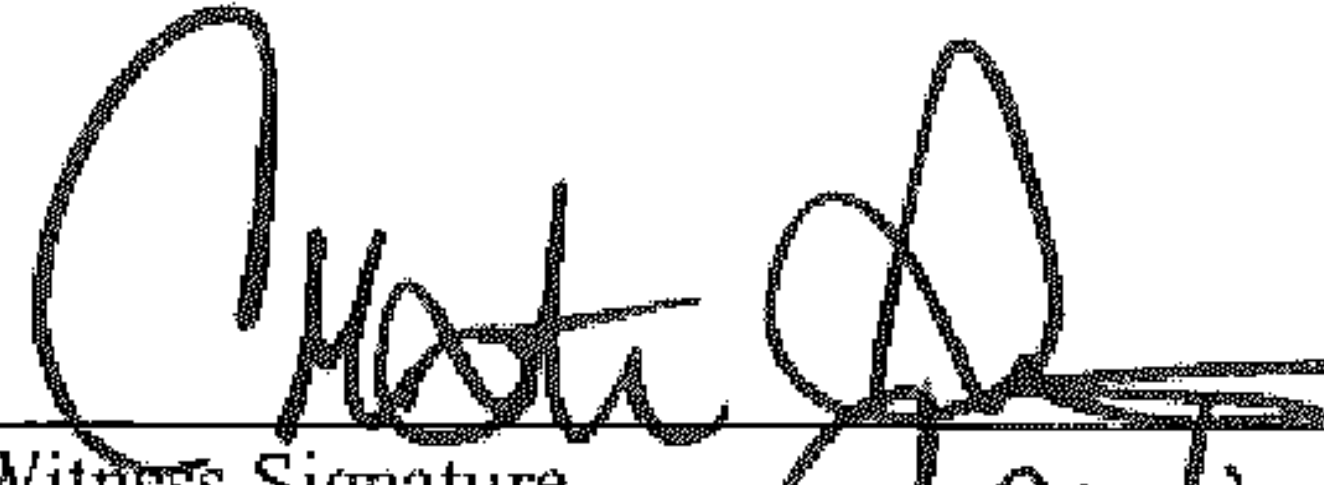
To Have and to Hold, the same in fee simple forever.

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.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

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

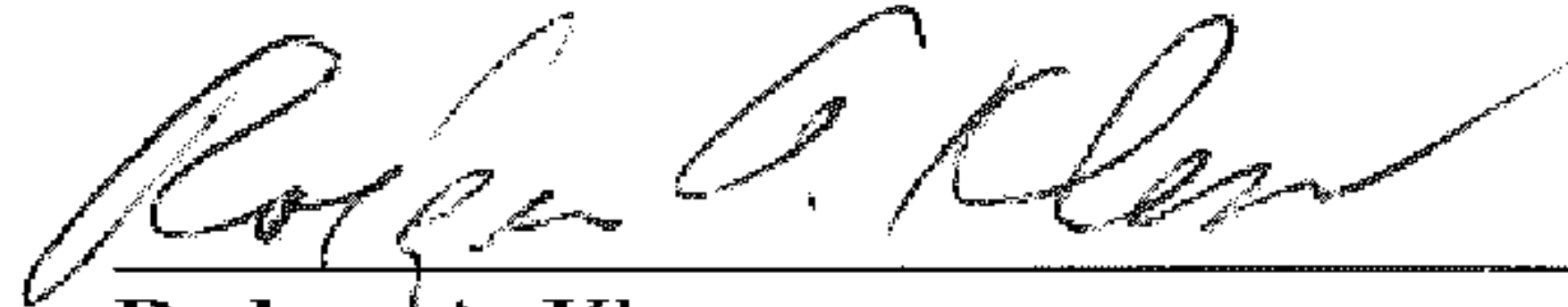
Signed, sealed and delivered in our presence:


Witness Signature
Print Witness Name: Cristina Doolittle

Print Witness Address: 14850 TAMiami Trl
City and zip code: NORTH FORT, FL 34287


Witness Signature
Print Witness Name: Rami Stort

Print Witness Address: 14850 Tamiami Trl
City and zip code: North Fort, FL 34287

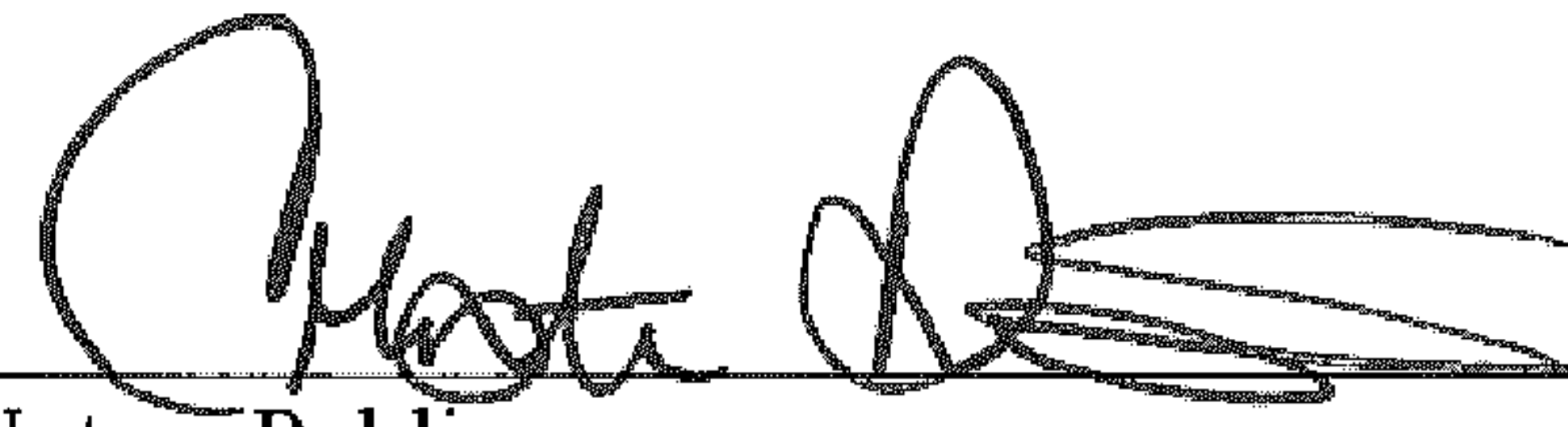

Rodger A. Kless

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of May, 2026, by Rodger A Kless, who is/are personally known to me or who has produced FL DL as identification.

[SEAL]




Notary Public

Print Name: _____

My Commission Expires: _____

Return to:
Richelle Harris Shindel
Heron Creek Golf & Country Club
5301 Heron Creek Boulevard
North Port, Florida 34287

HERON CREEK GOLF & COUNTRY CLUB
CERTIFICATE OF MEMBERSHIP

HERON CREEK ASSOCIATES, LTD., a Florida limited partnership (the "Club"), does hereby certify that:

1. The Club is the "Country Club Owner," as such term is used in the Declaration of Covenants, Conditions, and Restrictions for Heron Creek recorded in the Official Records as Instrument #1999127212, Public Records of Sarasota County, Florida, as amended (the "Declaration").

2. William J. Connell III is the holder of a Membership (as defined in the Declaration).

27 IN WITNESS WHEREOF, the Club has caused this Certificate to be executed in its name this day of April, 2026

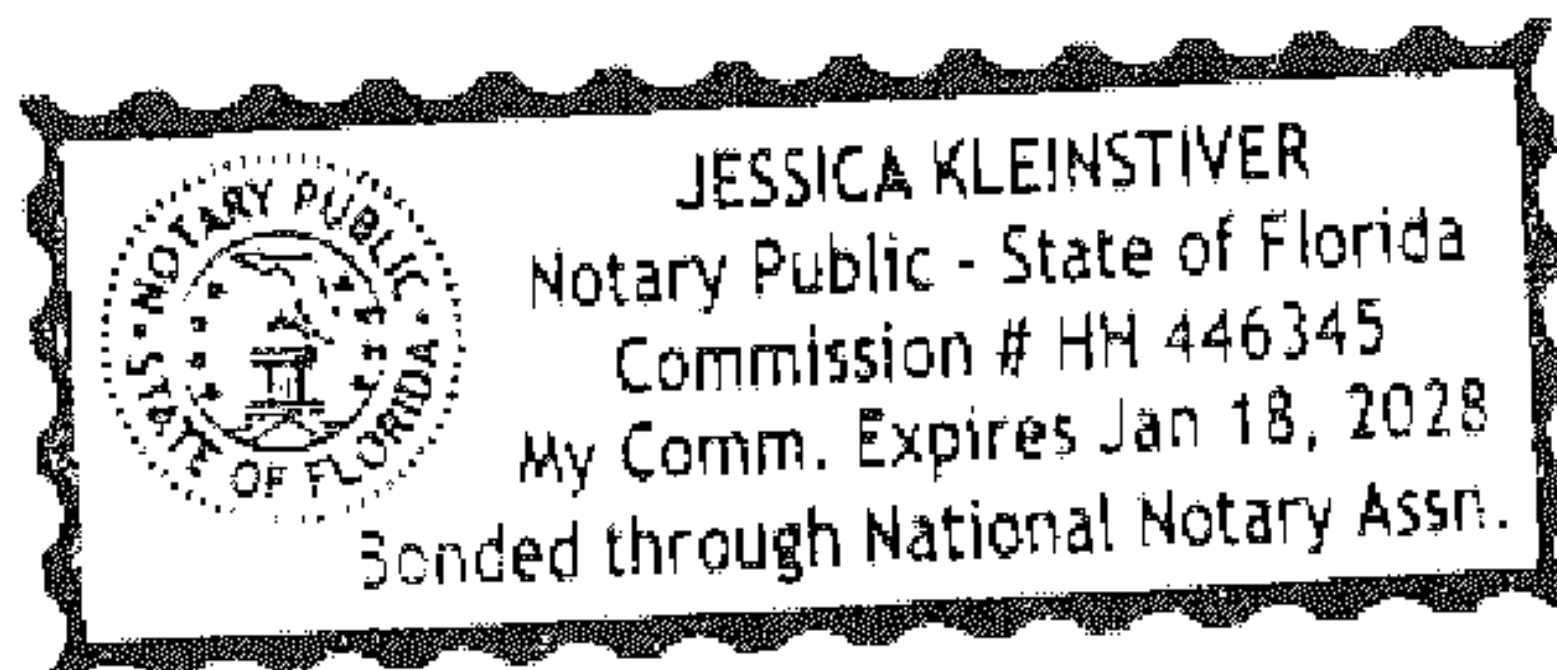
HERON CREEK ASSOCIATES, LTD.

By: Richelle A. Harris Shindel
Richelle A. Harris Shindel,
as its authorized agent

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27 day of April, 2026 by Richelle A. Harris Shindel, as authorized agent of **HERON CREEK ASSOCIATES, LTD.**, a Florida limited partnership, on behalf of the partnership. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notary Seal



Jessica Kleinstiver
Notary Public

My Commission Expires: 1/18/2028

I am a Notary Public of the State of Florida,
and my commission expires on 1/18/2028.