

Consideration: \$960,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Christopher Caswell, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202

5/15/2026 1:55 PM

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

SIMPLIFILE

Receipt # 3494894

Property Appraiser's Parcel ID No.: 0010-06-1060

Doc Stamp-Deed: \$6,720.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 15th day of May, 2026, by and between **LYNDA KUNKIN, AN UNREMARIED WIDOW**, whose address is **700 John Ringling Boulevard, 1008, Sarasota, FL 34236** (hereinafter "GRANTOR"), and **STEVEN R. KENNEDY AND SHANNON L. KENNEDY, AS TRUSTEES OF THE KENNEDY FAMILY REVOCABLE LIVING TRUST DATED JUNE 8, 2017**, whose address is **9198 Hemingway Grove Circle, Knoxville, TN 37922** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 1105, THE PRIVATEER SOUTH (FORMERLY KNOWN AS THE PRIVATEER), A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 985, PAGES 2027 THROUGH 2076, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 6, PAGE 25, AND 25A THROUGH 25D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

Lynda Kunkin
Lynda Kunkin

(1)

Printed Name Martina Stark
P.O. Address 1541 Harbor Cay Lane
Longboat Key FL 34228

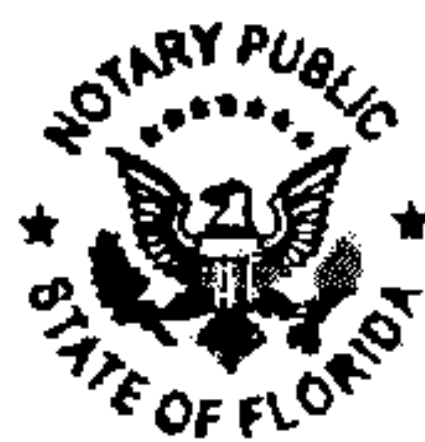
(2)

Chris Caswell
Printed Name CHRIS CASWELL
P.O. Address 7780 Grande Shores Dr
Sarasota, FL 34240

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of May, 2026, by Lynda Kunkin, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Chris Caswell
Signature of Notary Public



CHRIS CASWELL
Commission # HH 752878
Expires January 6, 2030

Print, Type/Stamp Name of Notary