

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067350 2 PG(S)**

5/19/2026 11:50 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495979

Consideration: \$2,000,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cameron Allen, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48683-001

Doc Stamp-Deed: \$14,000.00

Property Appraiser's Parcel ID No.: 0157150025

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 18th day of May, 2026, by and between **DOUGLAS D. KILIAN A/K/A DOUGLAS D. KILLAN AND JAMIE C. KILIAN A/K/A JAMIE KILLIAN, HUSBAND AND WIFE**, whose address is **432 Yacht Harbor Drive, Osprey, FL 34229** (hereinafter "GRANTOR"), and **WYLAN ELLIS BERNITT AND NICOLE LEIGH BERNITT, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **304 Yacht Harbor Drive, Osprey, FL 34229** (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:

LOT 244, SOUTHBAY YACHT AND RACQUET CLUB, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PALT BOOK 22, PAGE 27, 27A THROUGH 27F, INCLUSIVE, 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.

(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:

(1) Nadine Price
Printed Name Nadine Price
P.O. Address _____
1917 Huisache Street Royce City, TX 75189

Douglas D. Kilian
Douglas D. Kilian a/k/a Douglas D. Killan
Jamie C. Kilian
Jamie C. Kilian a/k/a Jamie Killian

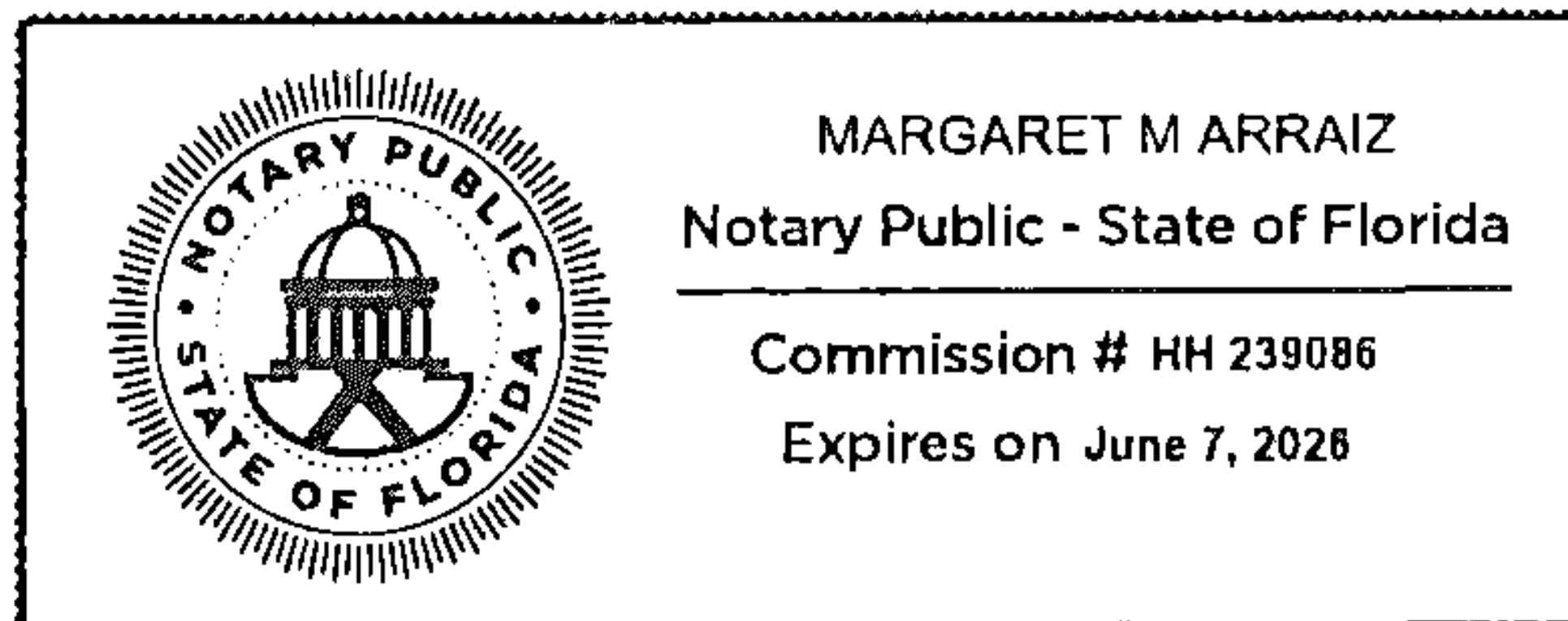
(2) Margaret M Arraiz
Printed Name Margaret M Arraiz
P.O. Address _____
1626 SW Lexington Drive, Port St Lucie, FL 34953

STATE OF Florida

COUNTY OF St Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of May, 2026, by Douglas D. Kilian a/k/a Douglas D. Killan and Jamie C. Kilian a/k/a Jamie Killian, who are personally known to me or who have produced DRIVER LICENSE as identification.

Margaret M Arraiz
Signature of Notary Public
Margaret M Arraiz
Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.