

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067355 2 PG(S)**

Consideration: \$1,075,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cameron Allen, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48684-001

**5/19/2026 11:52 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3495982**

Doc Stamp-Deed: \$7,525.00

Property Appraiser's Parcel ID No.: 0157110005

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 18th day of May, 2026, by and between **WYLAN ELLIS BERNITT AND NICOLE LEIGH BERNITT F/K/A NICOLE LEIGH DUNLAP, HUSBAND AND WIFE**, whose address is **304 Yacht Harbor Drive, Osprey, FL 34229** (hereinafter "GRANTOR"), and **DOUGLAS D. KILIAN AND JAMIE C. KILIAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **432 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 207, SOUTHBAY YACHT AND RACQUET CLUB, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 27, 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) [Signature]
Printed Name Jack Leheuw
P.O. Address 9433 Enterprise Cir, Ste. 200
Lakewood Ranch, FL 34202

[Signature]
Wylan Ellis Bernitt

[Signature]
Nicole Leigh Bernitt f/k/a Nicole
Leigh Dunlap

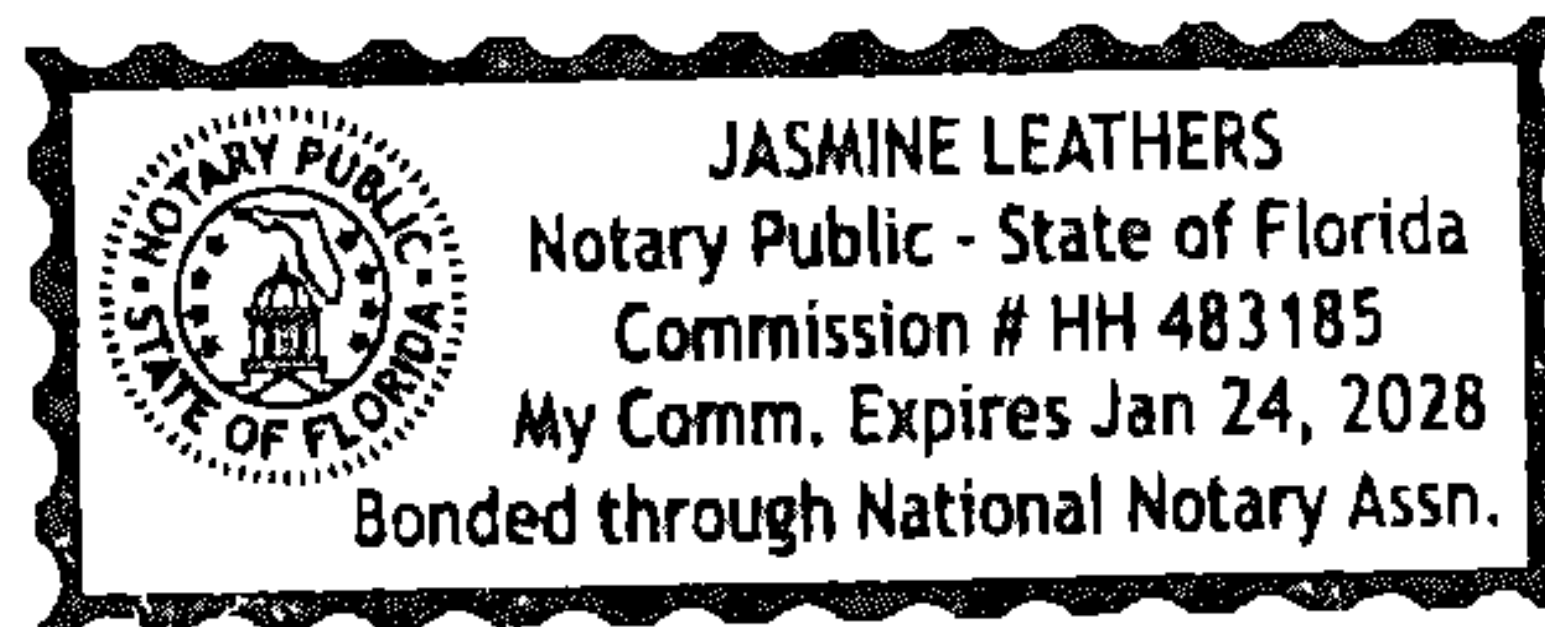
(2) [Signature]
Printed Name Jasmine Leathers
P.O. Address 8433 Enterprise Cir, Ste. 200
Lakewood Ranch, FL 34202

STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of May, 2026, by Wylan Ellis Bernitt and Nicole Leigh Bernitt f/k/a Nicole Leigh Dunlap, who are personally known to me or who have produced FL DL as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary