

5/19/2026 4:17 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496330

Doc Stamp-Deed: \$2,975.00



Prepared by and Return to:

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-03513

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 19 day of MAY, 2026 by James R. Chiles and Betsy A. Chiles, Husband And Wife, hereinafter called the Grantor, to Kenneth A. Nater and Sherry Nater, Husband And Wife, whose post office address is: 2520 Lancaster Ln N., Plymouth, MN 55441, 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 20, WILLOW SPRINGS, according to the map or plat thereof, as recorded in Plat Book 31, Page(s) 32, 32A through 32D, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0439020042

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) nor any member of the household of Grantor(s) reside thereon.

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.

Signed, sealed and delivered in our presence:

[Signature]
Witness: (Signature)

Printed Name: Terr Wesley

11509 Palmbrush Trail
Address

Bradenton FL 33402
City, State, Zip

[Signature]
Witness: (Signature)

Printed Name: Kerry Langman

11509 Palmbrush Trail
Address

Bradenton FL 33402
City, State, Zip

State of Florida
County of manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of May, 2022, by Bethany A. Torbet as Attorney-in-Fact for James R. Chiles, and Betsy A. Chiles, who: is personally known to me or produced DL as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name: _____
My Commission Expires: _____
Stamp/Seal: _____

James R. Chiles, by Bethany A. Torbet
Attorney-in-Fact

James R. Chiles, by Bethany A. Torbet her Attorney-in-Fact
3500 W. Elm St #109
Lima, OH 45807

Betsy A. Chiles, by Bethany A. Torbet
Attorney-in-Fact

Betsy A. Chiles, by Bethany A. Torbet her Attorney-in-Fact
3500 W. Elm St #109
Lima, OH 45807

