RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068199 5 PG(S)
5/20/2026 1:07 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496638

Doc Stamp-Deed: $2,374.40

Consideration: $339,200.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: David Reider, Esq.
525 1st Avenue N
St. Petersburg, FL 33701
26-48565-001

Property Appraiser's Parcel ID No.: 0970064715

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 19th day of May, 2026, by and between **Kimberlin G. Brown, an unmarried woman, Jillian S. Brown, an unmarried woman, Jennell Donkin, a married person, and Katelyn Donkin AKA Anderson, an unmarried person,** whose address is **28 West 26th Street, 1A, New York, NY 10010** (hereinafter "GRANTOR"), and **Brian Kelly Hill, an unmarried man,** whose address is **2276 Polaris Road, North Port, FL 34291** (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 15, BLOCK 647, 14TH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 13, 13A THROUGH 13Q, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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:

(1) _____
Printed Name Misti Freeman
P.O. Address 201 Center Rd. Ste. 210
Venice, FL. 34285

(2) _____
Printed Name JOSHUA D. PEREZ
P.O. Address 201 Center Rd. Ste. 210
Venice, FL. 34285

GRANTOR:

_____
Jillian S. Brown

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (_x_) physical presence or (__) online notarization, this 18 day of May, 2026, by Jillian S. Brown, (__) who is/are personally known to me or (__) who has/have produced D.L. as identification.

_____
Signature of Notary Public

_____
Print, Type/Stamp Name of Notary

Notary Public State of Florida
Misti Freeman
My Commission HH 620540
Expires 12/11/2028

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:

(1) _____
Printed Name Stefanie Bertasso
P.O. Address _____
2123 Marigold st apt 5
Pocatello, ID 83201

(2) Lannette Sellers
Printed Name Lannette Sellers
P.O. Address _____
5035 Kevin Avenue, Pocatello, ID 83202

GRANTOR:

_____
Katelyn Donkin AKA Katelyn Anderson

STATE OF IDAHO
COUNTY OF BANNOCK

The foregoing instrument was acknowledged before me by means of (x) physical presence or (__) online notarization, this 15th day of May, 2026, by Katelyn Donkin AKA Katelyn Anderson, (__) who is/are personally known to me or (X) who has/have produced Idaho Drivers License as identification.

Lannette Sellers
Signature of Notary Public

Lannette Sellers
Print, Type/Stamp Name of Notary

LANNETTE SELLERS
COMMISSION # 61531
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 04/29/2031

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:

(1) _____

Printed Name Ryan Wei

P.O. Address 15 William St

New York. NY 10005

(2) _____

Printed Name Yaochen Li

P.O. Address 115 57th Ave

Long Island City. NY 11101

GRANTOR:

_____

Kimberlin G. Brown

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of (_x_) physical presence or (__) online notarization, this 19 day of May, 2026, by Kimberlin G. Brown, (__) who is/are personally known to me or (✓) who has/have produced U.S. Passport as identification.

_____

Signature of Notary Public

Ryan Wei

Print, Type/Stamp Name of Notary

STATE OF NEW YORK
RYAN WEI
NOTARY PUBLIC
EXPIRES: APRIL 12, 2029
COMMISSION # 01WE6416279

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:

(1) _____

Printed Name Parley Bingham

P.O. Address 13399 W. Waldemar St.

Boise, Id 83713

(2) _____

Printed Name Chris Audens

P.O. Address 276 W. Radiant

Ridge dr Meridian Id, 83642

GRANTOR:

_____

Jennell Donkin

STATE OF Idaho
COUNTY OF Ada

The foregoing instrument was acknowledged before me by means of (_x_) physical presence or (__) online notarization, this 15th day of May, 2026, by Jennell Donkin , (__) who is/are personally known to me or (X) who has/have produced Drivers License as identification.

_____

Signature of Notary Public

Parley Bingham

Print, Type/Stamp Name of Notary

PARLEY BINGHAM
Comm No. 20191734
NOTARY PUBLIC
Expires 06/05/2031
STATE OF IDAHO