

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068310 3 PG(S)**

5/20/2026 2:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496728

Prepared By and Return To:

Ashley Jones

Movement Title Services, LLC DBA Momentum Title

206 Harbor Drive S

Venice FL 34285

Doc Stamp-Deed: \$3,220.00

Order No.: MT-26-041

Property Appraiser's Parcel I.D. (folio) Number:

WARRANTY DEED

THIS WARRANTY DEED dated this the 19th day of May, 2026, by Catherine E. Kenny individually as a single woman and as trustee of the Catherine E. Kenny Revocable Living Trust dated March 25, 2019 and Michael Celia, individually as a single man and as Successor Trustee, Nicholas S. Celia Revocable Living Trust dated July 9, 2015, whose post office address is 5000 Aston Gardens Drive. Apt #109, Venice FL 34292, (the "Grantor"), to Stephen E Karnik and Joanne R Karnik, husband and wife, whose post office address is 53 Inlets Blvd #53, Nokomis, FL 34275 (the "Grantee").

(Wherever used herein the terms "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 And No/100 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 County of Sarasota, State of Florida, viz:

UNIT 53, THE INLETS, SECTION ONE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1586, PAGE 2011, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 20, PAGES 31, 31A AND 31B AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, except taxes accruing subsequent to: 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Ashley Jones
Printed Name of First Witness

2016 Harbor Dr. S Venice FL 34285
Address of First Witness

[Signature]
Witness Signature

April Agee
Printed Name of Second Witness

2016 Harbor Dr. S Venice FL 34285
Address of Second Witness

Catherine E. Kenny Revocable Living Trust dated March 25, 2019

BY: Catherine E. Kenny
Catherine E Kenny
Individually & as Trustee

Nicholas S. Celia Revocable Living Trust dated July 9, 2015

BY: _____
Michael Celia
Individually & as Successor Trustee

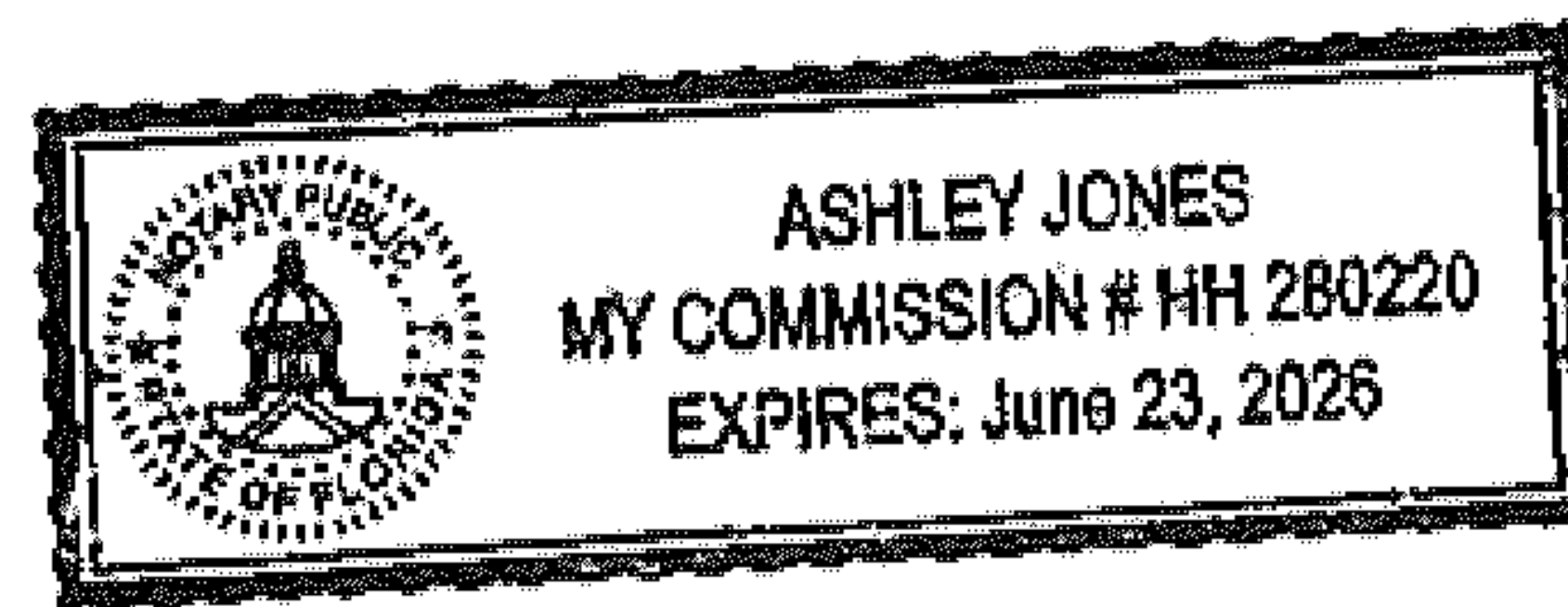
STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of Physical Presence this 19 day of May, 2026, by Catherine E Kenny., who is personally known to me or who has produced Drivers License (type of identification) as identification.

[Signature]
Notary Public

Printed Name: _____
Commission # _____
My Commission Expires: _____



STATE OF _____

COUNTY OF _____

The foregoing instrument was executed and acknowledged before me by means of Physical Presence this _____ day of May, 2026 by Michael Celia., who is personally known to me or who has produced _____ (type of identification) as identification.

Notary Public

Printed Name: _____
Commission # _____
My Commission Expires: _____

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature
William Richman
Printed Name of First Witness
1 Chester Ave Berkly MA
Address of First Witness

Catherine E. Kenny Revocable Living Trust dated March 25, 2019

BY: _____
Catherine E Kenny
Individually & as Trustee

[Signature]
Witness Signature
Baltazar J. Almeida
Printed Name of Second Witness
172 William St. New Bedford
Address of Second Witness
Mass. 02740

Nicholas S. Celia Revocable Living Trust dated July 9, 2015

BY: [Signature]
Michael Celia
Individually & as Sucessor Trustee

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was executed and acknowledged before me by means of Physical Presence this _____ day of May, 2026, by Catherine E Kenny., who is personally known to me or who has produced _____ (type of identification) as identification.

Notary Public
Printed Name: _____
Commission # _____
My Commission Expires: _____

STATE OF Mass
COUNTY OF Bristol

The foregoing instrument was executed and acknowledged before me by means of Physical Presence this 18th day of May, 2026 by Michael Celia., who is personally known to me or who has produced DL (type of identification) as identification.

[Signature]
Notary Public
Printed Name: Baltazar J. Almeida
Commission # _____
My Commission Expires: Mar 11, 2033

