

5/20/2026 3:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496883

CONSIDERATION: \$181,000.00

DOC TAX: \$1,267.00

RECORD: \$18.50

PARCEL ID NO.: 0060-12-1026

Doc Stamp-Deed: \$1,267.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Nicole F. Cromie, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 20th day of May 2026, by and between **KATHLEEN SEIDE, individually and as Trustee of the MURPHY-LANG JOINT TRUST, dated September 9, 2016,** hereinafter referred to as Grantor, whose post office address is PO Box 10129, St. Petersburg, FL 33733, and **RICHARD J. KEANE, JR.,** hereinafter referred to as Grantee, whose post office address is 234 Potters Road, Buffalo, NY 14220.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 102, Building 3, FOREST LAKES VILLAGE, SECTION ONE, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 979, Page 1435, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 6, Page 16 and 16A, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of her/his/their family reside on the above property or any property adjacent thereto; the above described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Raymond Ezell
Witness Name: Raymond Ezell

Witness Address: _____
5547 Trevesta PI Palmetto FL 34221

Tonya Ezell
Witness Name: Tonya Ezell

Witness Address: _____
5547 Trevesta PI Palmetto FL 34221

MURPHY-LANG JOINT TRUST, dated
September 9, 2016

By: Kathleen Seide, Trustee
KATHLEEN SEIDE, as Trustee

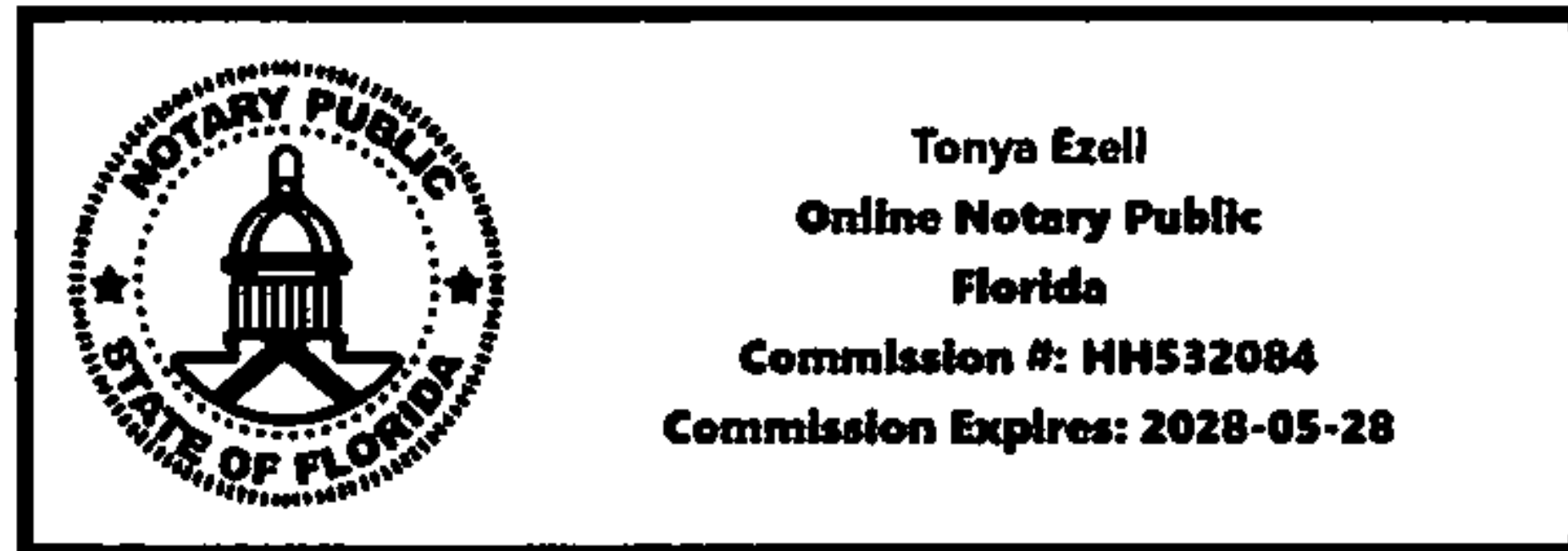
STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of May 2026 by KATHLEEN SEIDE, individually and as Trustee of the MURPHY-LANG JOINT TRUST, dated September 9, 2016 who is personally known to me or who have produced FL DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

Tonya Ezell
Signature of Notary Public

Tonya Ezell
Print Name of Notary Public

(Notary Seal)



Notarized online using audio-video communication

I am a Notary Public of the State of Florida,
and my commission expires on 05/28/2028