

5/21/2026 4:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497533

Prepared by and return to:

Anisah Faison

Infinite Title, LLC

5601 Mariner Street

Suite 220

Tampa, FL 33609

Doc Stamp-Deed: \$2,975.00

File No 2026-BRA-46

Parcel Identification No 0162010040

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of May, 2026 between **Neil D. Kennedy and Clayre Lou Kennedy, husband and wife**, whose post office address is 1020 North Tamiami Trail, North Venice, FL 34275, of the County of Sarasota, Florida, Grantor, to **Siesta Key Financial, LLC, a Texas Limited Liability Company**, whose post office address is 2008 43rd Avenue West, Bradenton, FL 34205, of the County of Manatee, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 17, Block D, Calusa Lakes, Unit 2, according to the map or plat thereof, as recorded in Plat Book 35, Page(s) 34 through 34-F, inclusive, of the Public Records of Sarasota County, Florida.

Also known as 2102 Tequesta Trail, Nokomis, FL 34275

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[Remainder of page intentionally left blank. Signatures to follow on next page.]

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

WITNESS # 1

Print Name: Joyce Sacco

Address: 2106 Huskager Tr.
Nokomis, FL 34275

Neil D. Kennedy by
Clayre Lou Kennedy, his AIF
Neil D. Kennedy by Clayre Lou Kennedy, his Attorney-In-Fact

Clayre Lou Kennedy
Clayre Lou Kennedy

[Signature]

WITNESS # 2

Print Name: Beth McKinnon

Address: 409 Baycrest Dr
Venice FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of May, 2026, by Clayre Lou Kennedy, as Attorney-In-Fact for Neil D. Kennedy and Clayre Lou Kennedy, who is/are personally known to me or who has/have produced Drivers License as identification.

[Signature]

Signature of Notary Public

Beth McKinnon

Print, Type/Stamp Name of Notary

