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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497920



Prepared by and return to:

Holly M. Nikolich
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$3,185.00

File No 2026-134

Consideration 455,000.00

Parcel Identification No 0039100014

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 22nd day of May, 2026 between **Edward Gonzalez Kay and Abbey Gonzalez Kay, husband and wife**, whose post office address is 3388 Highlands Bridge Road, Sarasota, FL 34235, of the County of Sarasota, Florida, Grantor, to **Hugh A. Feeley and Sandra K. Feeley, husband and wife**, whose post office address is 4842 Greencroft Road, Sarasota, FL 34235, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of FOUR HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$455,000.00) 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 County, Florida, to-wit:

Lot 31, THE MEADOWS, UNIT 1, according to the map or plat thereof, as recorded in Plat Book 23, Page 36, of the Public Records of Sarasota County, Florida.

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.

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]
Edward Gonzalez Kay

[Signature]
Abbey Gonzalez Kay

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236

WITNESS 1 ADDRESS

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236

WITNESS 2 ADDRESS

[Signature]

WITNESS

PRINT NAME: Harrison Hoffman

[Signature]

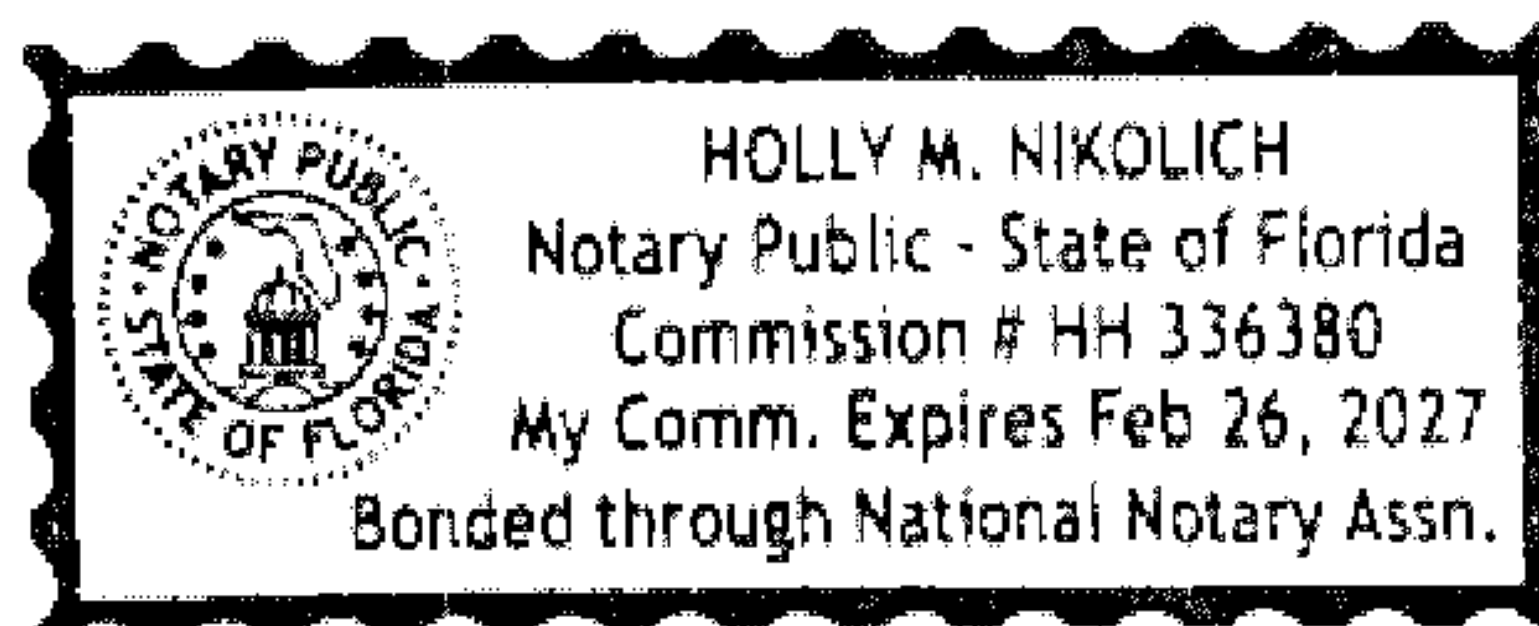
WITNESS

PRINT NAME: Holly M. Nikolich

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 20th day of May, 2026, by Edward Gonzalez Kay and Abbey Gonzalez Kay, () who is/are personally known to me or (X) who has/have produced FL O/L as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary