

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 768,000.00

5/26/2026 2:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3498614

Doc Stamp-Deed: \$5,376.00

File Number: 2026-177
Parcel ID: 0260-14-0011

Warranty Deed

Made this 26th day of May, 2026 by, **Ryan Kane and Julie Kane, husband and wife**, whose post office address is: **4714 Elder Berry Drive, Sarasota, FL 34241**, hereinafter called the grantor, to: **Ronald Edwards and Jana Edwards, husband and wife**, whose post office address is: **2073 Misty Sunrise Trail, Sarasota, FL 34240**, hereinafter called the grantee,

(Whenever used herein the term "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 SEVEN HUNDRED SIXTY EIGHT THOUSAND AND 00/100 and 00/100 Dollars (\$768,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

LOT 66, BENT TREE VILLAGE SUBDIVISION UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGES 36, 36A THROUGH 36E, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

This property is the homestead of the Grantor (s).

Parcel ID Number: 0260-14-0011

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 December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness: [Signature]

[Signature]
Ryan Kane

Print Name: BRIANNA CREWS
Address: 3914 9TH AVE WEST
BRADENTON FL 34205

Witness: [Signature]

Print Name: ALYSSA CREWS
Address: 3914 9TH AVE WEST
BRADENTON FL 34205

Witness: [Signature]

[Signature]
Julie Kane

Print Name: BRIANNA CREWS
Address: 3914 9TH AVE WEST
BRADENTON FL 34205

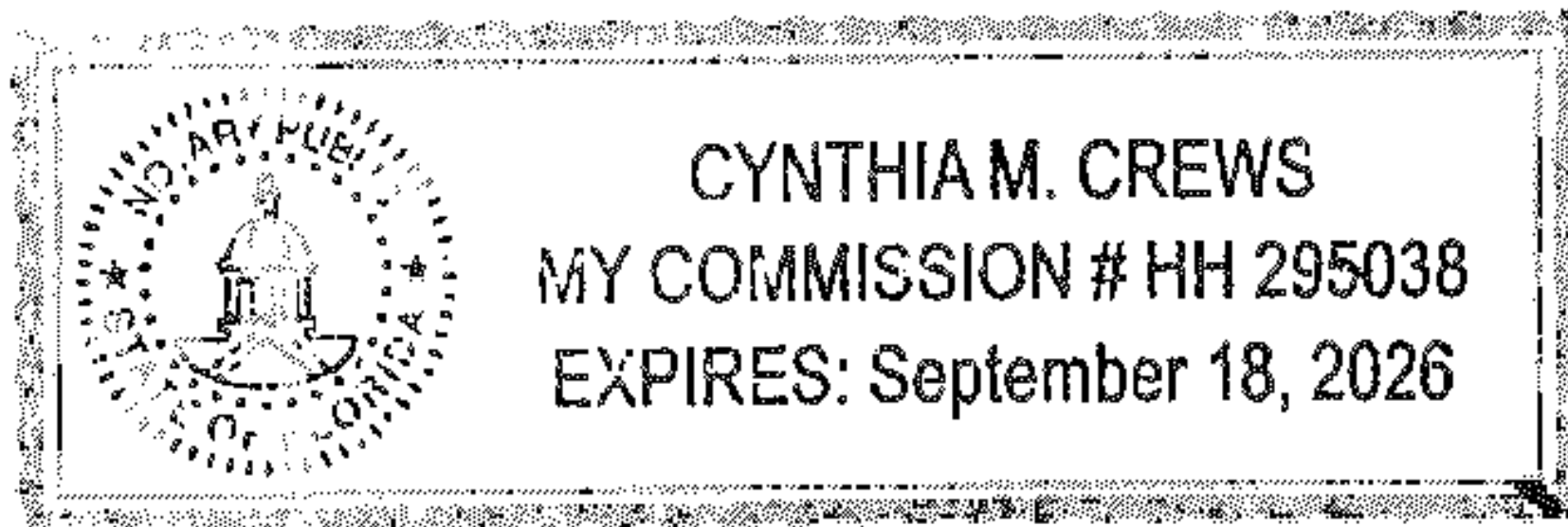
Witness: [Signature]

Print Name: ALYSSA CREWS
Address: 3914 9TH AVE WEST
BRADENTON FL 34205

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 22 day of May, 2026, by Ryan Kane and Julie Kane, () who is/are personally known to me or () who has/have produced DC as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary

WARRANTY DEED