

Prepared by:
Donna Bennington
Gulf Breeze Title Of Sarasota, LLC
7037 S Tamiami Trail Unit C
Sarasota, FL 34231
(941) 957-3500

5/26/2026 3:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

Return to: Grantee

CSC

Receipt # 3498709

File No.: 22911

Doc Stamp-Deed: \$3,220.00

\$460,000.00

WARRANTY DEED

This indenture made on A.D. May 26, 2026, by

Thomas F. Taylor, Jr, as to a Life Estate and Thomas Frederic Taylor, Jr., an unremarried widower, individually and as Trustee under the provisions of the Thomas Frederic Taylor, Jr. Revocable Trust dated March 29, as to the Remainder

whose address is: **5701 Long Common Cir., Sarasota, FL 34235**
hereinafter called the "grantor", to

Edward Gonzalez Kay and Abbey Gonzalez Kay, husband and wife

whose address is: **3388 Highlands Ridge Rd., Sarasota, FL 34235**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, to-wit:

Lot 11, THE MEADOWS, UNIT 5, as per plat thereof recorded in Plat Book 25, Pages 29, 29A and 29B, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0033150009**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2026.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Thomas Frederic Taylor, Jr.
Thomas Frederic Taylor, Jr., as to a Life Estate

Thomas Frederic Taylor, Jr., as Trustee of the
Thomas Frederic Taylor, Jr. Revocable Trust dated
March 29, 2022

Thomas Frederic Taylor, Jr.
By: Thomas Frederic Taylor, Jr., Trustee

Thomas Frederic Taylor, Jr.
Thomas Frederic Taylor, Jr.

Address and Telephone Number:
5701 Long Common Cir.
Sarasota, FL 34235

Signed, sealed and delivered in our presence:

Donna Bennington
Witness Signature
Print Name: Donna Bennington
7037 S. Tamiami Trail, Unit C
Sarasota, Florida 34231

Kenneth C Cowles
Witness Signature
Print Name: Kenneth C Cowles
4321 Bent Tree Blvd
Sarasota, FL 34241

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5/26/2026, by **Thomas Frederic Taylor, Jr., as to a Life Estate and Thomas Frederic Taylor, Jr., as Trustee of the Thomas Frederic Taylor, Jr. Revocable Trust dated March 29, 2022** who is personally known to me or who has produced FL Dr. Lic. as identification.

(Notary Seal)

Notary Public

My Commission
Expires:

Donna Bennington

