

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071548 2 PG(S)**

5/27/2026 5:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499500

Consideration: \$620,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Christopher Caswell, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49004-001

Doc Stamp-Deed: \$4,340.00

Property Appraiser's Parcel ID No.: 0245150048

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 28th day of May, 2026, by and between **DAVID L. INMON AND RACHEL L. INMON, INDIVIDUALLY AND AS TRUSTEES OF THE DAVID INMON AND RACHEL INMON FAMILY TRUST**, whose address is **2138 Fairfield Street, San Diego, CA 92110** (hereinafter "GRANTOR"), and **DAVID E. NICE AND NEVA L. NICE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **9037 Bernini Place, Sarasota, FL 34240** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 163, ARTISTRY PHASE 2B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 282, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name DARON HORNBECK
P.O. Address 525 ORANGE AVE. #101
CORONADO, CA. 92118

(2) [Signature]
Printed Name Michael Gavin Chance
P.O. Address 7789 Canyon Point Ln.
San Diego, CA. 92126

GRANTOR:

**David L. Inmon and Rachel L. Inmon,
Individually and as Trustees of the David Inmon
and Rachel Inmon Family Trust**

By: [Signature]
**David L. Inmon, Individually and as Trustee
aforesaid**

By: [Signature]
**Rachel L. Inmon, Individually and as Trustee
aforesaid**

STATE OF California
COUNTY OF San Diego

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 18 day of May, 2026, by David L. Inmon and Rachel L. Inmon, Individually and as Trustees of the David Inmon and Rachel Inmon Family Trust, () who is/are personally known to me or () who has/have produced CA Drivers license as identification.

[Signature]
Signature of Notary Public
Michael Gavin Chance
Print, Type/Stamp Name of Notary

