

5/28/2026 3:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500025

Consideration: \$650,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cameron Allen, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48849-001

Doc Stamp-Deed: \$4,550.00

Property Appraiser's Parcel ID No.: 0033-09-0011

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 27th day of May, 2026, by and between **GAYNE G. CONYERS AND NANCY ELIZABETH CONYERS, HUSBAND AND WIFE, INDIVIDUALLY AND AS CO-TRUSTEES OF THE CONYERS 2016 TRUST U/T/D SEPTEMBER 15, 2016**, whose address is **3128 Heatherwood Lane, Sarasota, FL 34235** (hereinafter "GRANTOR"), and **MARTHA SCHANEL**, whose address is **4963 Rutland Gate, Sarasota, FL 34235** (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:

LOTS 55 AND 56, 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.

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 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) 
Printed Name Jack Lehen
P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

(2) 
Printed Name Jasmine Leathers
P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

GRANTOR:

**GAYNE G. CONYERS AND NANCY
ELIZABETH CONYERS, INDIVIDUALLY
AND AS CO-TRUSTEES OF THE CONYERS
2016 TRUST U/T/D SEPTEMBER 15, 2016**

By: 
**Gayne G. Conyers, Individually
and as Co-Trustee aforesaid**

By: 
**Nancy Elizabeth Conyers, Individually
and as Co-Trustee aforesaid**

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of May, 2026, by Gayne G. Conyers and Nancy Elizabeth Conyers, Individually and as Co-Trustees of The Conyers 2016 Trust U/T/D September 15, 2016, ☐ who are personally known to me or ☒ who have produced FL ID as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

