

5/28/2026 4:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500110

Doc Stamp-Deed: \$1,495.90

Prepared by and return to:

Misty M. Clausen
ELT of Sarasota County
866 South Tamiami Trail
Unit 1
Port Charlotte, FL 33953

File No PC-26-80

Parcel Identification No 0789-01-4054

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 26th day of May, 2026 between Francis M. Pane, Individually and Trustee of The Pane Family Revocable Trust dated May 12, 2021, an unremarried widow, whose post office address is 19985 Market Way, Unit 346, Venice, FL 34293, of the County of Sarasota, Florida, Grantor, to Kevin Dale Mattingly and Kimberly Yvonne Mattingly, husband and wife, whose post office address is 137 Reid Street, Rock Hill, SC 29730, of the County of York, South Carolina, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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, Florida, to-wit:

Unit 513, Of Harbor Isles Condominium, Section Iv, A Condominium Together With Appurtenant Undivided Share In The Common Elements, According To The Declaration Of Condominium Thereof, As Recorded In O.R. Book 1363, Pages 1210-1250; As Amended In O.R. Book 1414, Pages 154-157; As Amended In O.R. Book 1570, Pages 1245-1248; as Amended In O.R. Book 1626, Pages 1508-1510; As Amended In O.R. Book 1782, Pages 715-716; As Amended In O.R. Book 1786, Pages 1857-1858; As Amended In O.R. Book 1850, Pages 1082-1083; As Amended In O.R. Book 2011, Page 61; As Amended In O.R. Book 2103, Page 2833; As Amended In O.R. Book 2290, Page 1392; As Amended In O.R. Book 2400, Pages 849-852; As Amended In O.R. Book 2456, Pages 1405-1497; As Amended In O.R. Book 2503, Pages 1903-1905; As Amended In O.R. Book 2548, Pages 282-284; As Amended In O.R. Book 2565, Pages 976-978; As Amended In O.R. Book 2637, Pages 1393-1395; And According To The Condominium Plat Thereof, As Recorded In Condominium Book 14, Pages 2-2d; As Amended In Condominium Book 15, Pages 42-42c; As Amended In Condominium Book 20, Pages 16-16b; As Amended In Condominium Book 21, Pages 19-19b; And As Amended In Condominium Book 27, Pages 48-48c; And As Amended In Condominium Book 29, Pages 37-37c; And Surveyor's Affidavit Recorded April 13, 1984, In O.R. Book 1671, Page 1604; and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Together with that Certain 1992 Jacobsen, Identification Number FL 13260A and FL 13260B, situate thereon.

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, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Pane Family Revocable Trust dated May 12, 2021

By: Francis M. Pane

Francis M. Pane, Individually and Trustee
866 Tamiami Trail, Suite 1
Port Charlotte, FL 33953

Mindy Buckley
WITNESS
PRINT NAME: Mindy Buckley

Missy M. Blaine
WITNESS
PRINT NAME: Missy M. Blaine

WITNESS 1 ADDRESS
866 Tamiami Trail, Suite 1
Port Charlotte, FL 33953

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of May, 2026, by Francis M. Pane, Individually and Trustee of The Pane Family Revocable Trust dated May 12, 2021, who is/are personally known to me or who has/have produced DC as identification.

Missy M. Blaine
Signature of Notary Public

Print, Type/Stamp Name of Notary

