

5/29/2026 3:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500789



Prepared by and Return to:  
Jeannie Stambaugh, an employee of  
First International Title, LLC  
992 Tamiami Trl, Unit G  
Port Charlotte, FL 33953

Doc Stamp-Deed: \$1,820.00

File No.: 266367-95

## **WARRANTY DEED**

This indenture made on **May 29, 2026** by **Century Bank and Trust of Michigan by Alicia Kulpinski, Authorized Signor of The Kenneth W. Bible Living Trust Agreement dated December 7, 2001, as amended**, whose address is: 266 Northlake Dr, Coldwater, MI 49036 hereinafter called the "grantor", to **John E. Brown, Trustee of the John E. Brown Revocable Trust dated August 14, 2015**, whose address is: 26508 Mickelson Dr, Englewood, FL 34223, 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 38, Block A, UNIT NO. 2, ENGLEWOOD ISLES SUBDIVISION, according to the Plat thereof, recorded in Plat Book 21, Page(s) 28, 28A and 28B, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 0486040042

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**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.

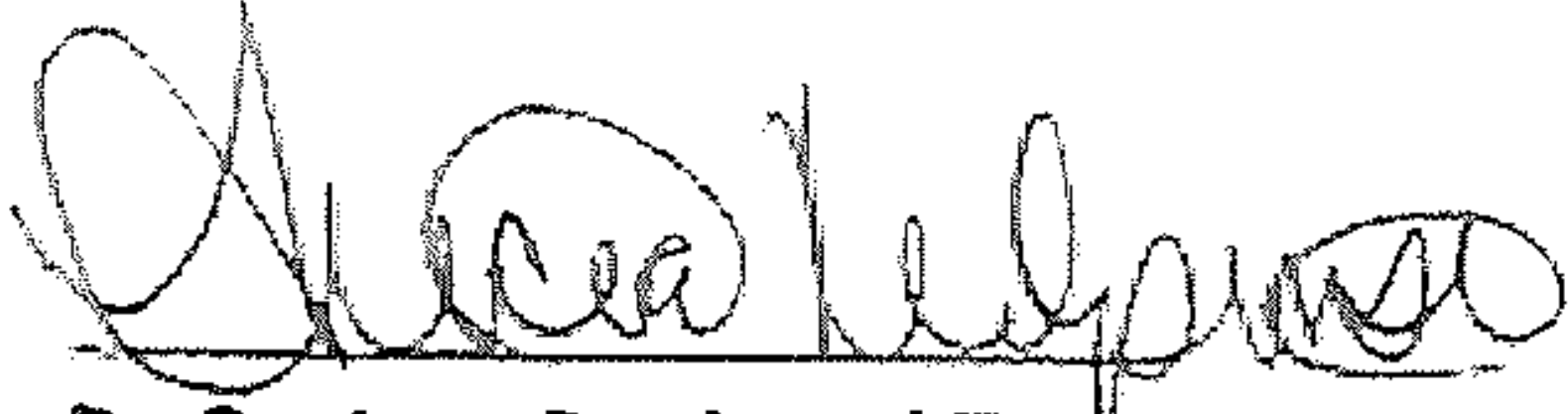
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**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 2025.

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

The Kenneth W. Bible Living Trust Agreement dated December 7, 2001, as amended



By Century Bank and Trust of Michigan by Alicia Kulpinski, Authorized Signor

Signed, sealed and delivered in our presence:

Aubrie Rabideau Jamie Willison  
1st Witness Signature 2nd Witness Signature

Print Name: Aubrie Rabideau Print Name: Jamie Willison

Address: 100 W. Chicago St. Address: 100 W. Chicago St.  
Coldwater, MI 49036 Coldwater, MI 49036

State of MICHIGAN

County of BRANCH

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on MAY 27, 2026, by Century Bank and Trust of Michigan by Alicia Kulpinski, Authorized Signor of The Kenneth W. Bible Living Trust Agreement dated December 7, 2001, as amended, who () is/are personally known to me or who () produced a valid \_\_\_\_\_ as identification.

Erik Schaeffer  
Notary Public Signature

Printed Name: ERIK SCHAEFFER  
My Commission Expires: 10/10/2026

(NOTARY SEAL)

**ERIK SCHAEFFER**  
Notary Public, Branch County, MI  
My Commission Expires 10/10/2026

Extract from the Record of  
CENTURY BANK AND TRUST

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Granting Authority to Sell, Assign and Transfer Assets

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At a regular meeting of the Board of Directors of Century Bank and Trust held on the 17th day of March 2026 pursuant to notice duly given, a quorum being present and voting throughout the meeting, the following resolution was adopted:

RESOLVED that, Dylan M. Foster, Executive Vice President and Trust Investment Officer; Alicia K. Kulpinski, Vice President and Senior Trust Officer; Timothy P. Sullivan, Vice President and Trust Officer; Erik L. Schaeffer, Assistant Vice President and Trust Officer; Elisa L. Manley, Assistant Trust Officer; and Jamie L. Willison, Trust Operations Manager, each and individually, be and hereby are authorized and empowered to sell, assign and transfer any and all stocks, bonds, bank accounts and real property standing in the name of Century Bank and Trust or our nominee, Braco & Co., or in the name of any person for whom this Company acts as Personal Representative, Custodian, or Trustee.

I, Jennifer A. Mills, secretary of The Board of Directors of Century Bank and Trust, hereby certify that the above is a true copy from the Minutes of said meeting of the Board of Directors and a true copy of the whole of said Resolution is still in force and is not in conflict with the by-laws of this Corporation.

Attest:

Seal



Century Bank and Trust  
Braco & Co.  
100 West Chicago Street  
Coldwater, MI 49036