

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026073281 2 PG(S)**

Consideration: \$579,000.00

Prepared by and return to:  
Proof Title, LLC  
Attn: Aimee Bushway  
50 South Lemon Avenue  
Sarasota, FL 34236  
PTL-26-289

5/29/2026 4:47 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3500936

Doc Stamp-Deed: \$4,053.00

Property Appraiser's Parcel ID No.: Property 1:  
0052-08-0043

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 27th day of May, 2026, by and between **JAY ROBERT WOLFINGER AND LORRAINE ANN WOLFINGER, husband and wife, INDIVIDUALLY AND AS TRUSTEES OF THE JAY ROBERT WOLFINGER AND LORRAINE ANN WOLFINGER REVOCABLE LIVING TRUST**, whose address is (hereinafter "GRANTOR"), and **KEVIN J. BREEN AND DANA S. BREEN, husband and wife, as tenants by the entirety**, whose address is **81 Providence Street, Worcester, MA 01604** (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 14, UNIT 1, WOODLAND PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 48 AND 48A, 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 Grantors 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 Grantees.

*(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:

GRANTOR:

(1) 775  
Printed Name Dimitrios Thomaidis  
P.O. Address 8374 Market St. #201  
Bradenton, FL 34202

**JAY ROBERT WOLFINGER AND LORRAINE ANN WOLFINGER, INDIVIDUALLY, AND AS TRUSTEES OF THE JAY ROBERT WOLFINGER AND LORRAINE ANN WOLFINGER REVOCABLE LIVING TRUST**

(2) TERRI THACKER  
Printed Name TERRI THACKER  
P.O. Address 8325 LAKEWOOD BLVD  
LAKEWOOD RANCH, FL  
34202

By: Jay Robert Wolfinger  
**Jay Robert Wolfinger, Individually, and as Trustee aforesaid**

By: Lorraine Ann Wolfinger  
**Lorraine Ann Wolfinger, Individually, and as Trustee aforesaid**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 27 day of May, 2026, by Jay Robert Wolfinger and Lorraine Ann Wolfinger, Individually, and as Trustees of the Jay Robert Wolfinger and Lorraine Ann Wolfinger Revocable Living Trust, ( ) who are personally known to me or (X) who have produced Drivers License as identification.

775  
Signature of Notary Public  
Dimitrios Thomaidis  
Print, Type/Stamp Name of Notary

