

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074827 2 PG(S)**

6/2/2026 3:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502156

CONSIDERATION: \$630,000.00

DOC TAX: \$4,410.00

RECORD: \$20.50

PARCEL ID NO.: 0093-11-0040

Doc Stamp-Deed: \$4,410.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Amy Concilio, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 2nd day of June 2026, by and between **MICHAEL P. MCCALDEN and DONNA M. MCCALDEN, husband and wife**, hereinafter referred to as Grantor, whose post office address is P.O. Box 146, Glen Arbor, MI 49636, and **GERMAIN DAVIS a/k/a GERMAINE MEKEMTE and JEREL M. DAVIS, as Trustees of THE DAVIS FAMILY REVOCABLE TRUST of 2020 dated April 6, 2020**, hereinafter referred to as Grantee, whose post office address is 5566 Magnolia Tree Terrace, Sarasota, FL 34233.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 45, MAGNOLIA POND, according to the map or plat thereof as recorded in Plat Book 38, Page 38, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

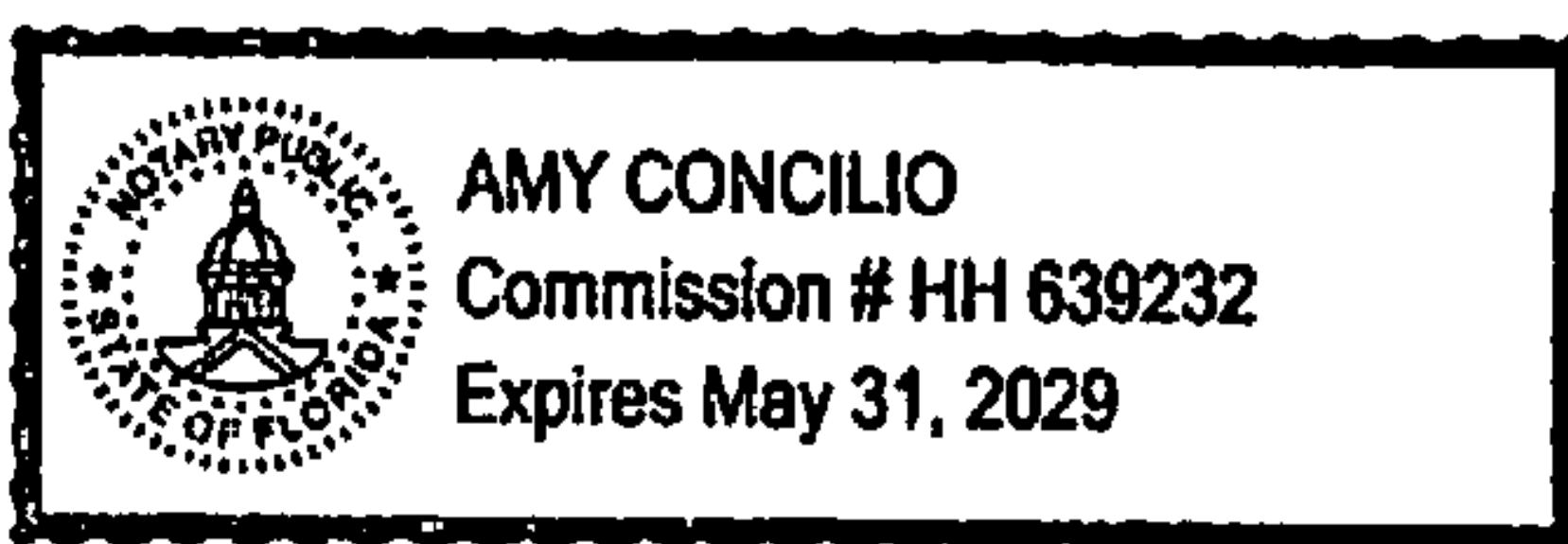
Marcia Boiko
Witness Name: Marcia Boiko
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

[Signature]
Witness Name: Amy L. Concilio
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

Michael P. McCalden
MICHAEL P. MCCALDEN
Donna M. McCalden
DONNA M. MCCALDEN

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of June 2026 by MICHAEL P. MCCALDEN and DONNA M. MCCALDEN, who are personally known to me or who have produced DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal) 

[Signature]
Signature of Notary Public
[Signature]
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.