

6/4/2026 3:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503416

Doc Stamp-Deed: \$3,409.00

Incident to the issuance of title insurance.

Prepared by and return to:

Billie Zimmerman

Clear Title Group

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 3810226-00233

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Warranty Deed

This Warranty Deed, dated **June 4, 2026** by **Kyle C. Kuhn, individually and as Successor Trustee of the Harold C. Kuhn and D. Joy Kuhn Trust u/a Dated August 31, 1999**, hereinafter called the Grantor, to **Dana Grace Cappabianca and Mel McCormack, A Married Couple**, who has a mailing address of 4587 Friar Tuck Lane, Sarasota, FL 34232 hereinafter called the Grantee;

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Lot 44, Sherwood Forest Subdivision, Unit No. 3, as per plat thereof recorded in Plat Book 29, Pages 40 through 40E, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0050130012

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Harold C. Kuhn and D. Joy Kuhn Trust u/a
Dated August 31, 1999

Kyle C. Kuhn
By: Kyle C. Kuhn, individually and as
Successor Trustee
After Closing Address:

2473 Appaloosa Circle
Sarasota, FL 34240

Terri Thacker
Witness: (Signature)

TERRI THACKER
Printed Name

8325 LAKEWOOD RANCH Blvd.
Address

LAKEWOOD RANCH, FL. 34202.
City, State, Zip

Billie J. Zimmerman
Witness: (Signature)

Billie J. Zimmerman
Printed Name

240 S. Pineapple Avenue, Suite 704
Address

Sarasota, FL 34236
City, State, Zip

STATE OF: FLORIDA
COUNTY OF: SARASOTA

The foregoing instrument was acknowledged on June 4, 2026 by means of (X) physical presence or
() online notarization By: **Kyle C. Kuhn, individually and as Successor Trustee of the Harold C. Kuhn and D.
Joy Kuhn Trust u/a Dated August 31, 1999**

who is () personally known to me; or (X) produced a Drivers License as identification.

Billie J. Zimmerman
Notary Public (signature)



BILLIE J. ZIMMERMAN
Commission # HH 304017
Expires October 11, 2026

Print Name: Billie J. Zimmerman
My Commission Expires: _____