

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Barbara P. Phillips  
FLORIDA ABSTRACT & SECURITY TITLE CORPORATION  
2575-A Tamiami Trail  
Port Charlotte, Florida 33952  
Our File No.: P26-0218

Property Appraisers Parcel Identification (Folio) Number: 0171140033  
Florida Documentary Stamps in the amount of \$2,520.00 have been paid hereon.

6/8/2026 3:09 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3504491

Doc Stamp-Deed: \$2,520.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

THIS WARRANTY DEED, made the 5<sup>th</sup> day of June, 2026 by TONYA L. KUCHENBECKER, an Un-remarried widow, whose mailing address is 201 LYONS BAY ROAD, NOKOMIS, FL 34275 herein called the Grantor, to ADAM H. KEENE and LANETTE L. KEENE, husband and wife whose mailing address is 5025 New State Road, Plymouth, OH 44865, hereinafter called the Grantees:  
(Wherever 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)

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 1, LYONS BAY, UNIT 4, according to the Plat thereof, as recorded in Plat Book 16, Page 21, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

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 said Grantees 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, and hereby 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 31, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Barbara P. Phillips  
Witness #1 Signature  
Printed Name: Barbara P. Phillips  
2575 Tamiami Trail, Port Charlotte  
Witness #1 Full Address FL 33952

Tonya L. Kuchenbecker  
TONYA L. KUCHENBECKER

Mary M. Marliante  
Witness #2 Signature  
Printed Name: MARY M. MARLIANTE  
331 W. Venice Ave Venice FL  
Witness #2 Full Address 34285

State of FLORIDA  
County of: Sarasota

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June, 2026, by TONYA L. KUCHENBECKER who has appeared by X physical presence or by    online notarization, and who is personally known to me or has produced Drivers License as identification.

SEAL

My commission expires:

Barbara P. Phillips  
Notary Public  
Barbara P. Phillips  
Printed Notary Name

