

Doc Stamp 0.70

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079067 2 PG(S)**

6/10/2026 4:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505730

This instrument prepared by
and after recording return to:

Rodney D. Gerling, Esq.
AAffordable Attorney-Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203

Doc Stamp-Deed: \$0.70

0100150010

Property Appraiser's Parcel
Identification Number(s)

WARRANTY DEED

The Grantor, NEVA T. RAYNE A/K/A NEVA TAYLER RAYNE, a single woman, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, NEVA TAYLER RAYNE, as Trustee of the NEVA TAYLER RAYNE TRUST, dated June 10, 2026, whose mailing address is 3820 Kingston Blvd, Sarasota, FL 34238, the real property in Sarasota County, Florida, described as follows:

Lot 9, Block 12, Gulf Gate East, Unit No. 4, according to the plat thereof recorded in Plat Book 29, Pages 43 and 43A, of the Public Records of Sarasota County, Florida.

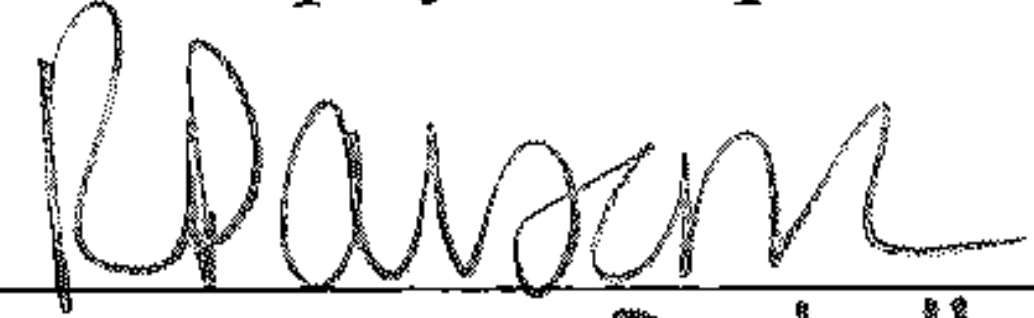
TOGETHER WITH all tenements, hereditaments and appurtenances belonging or in any way appertaining to the real property.

This property is the homestead of the Grantee. Preparer has conducted no title search and makes no representations regarding the status of the title of this property. Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.071 and 689.073, Florida Statutes.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, easements of record and any outstanding mortgage, and that lawful seizing of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

Signed on June 10, 2026.

Signed in the physical presence of:


Witness Name: Rochelle Parsons
6148 State Road 70 E.
Bradenton, FL 34203


Witness Name: Nadea Simphay
6148 State Road 70 E.
Bradenton, FL 34203

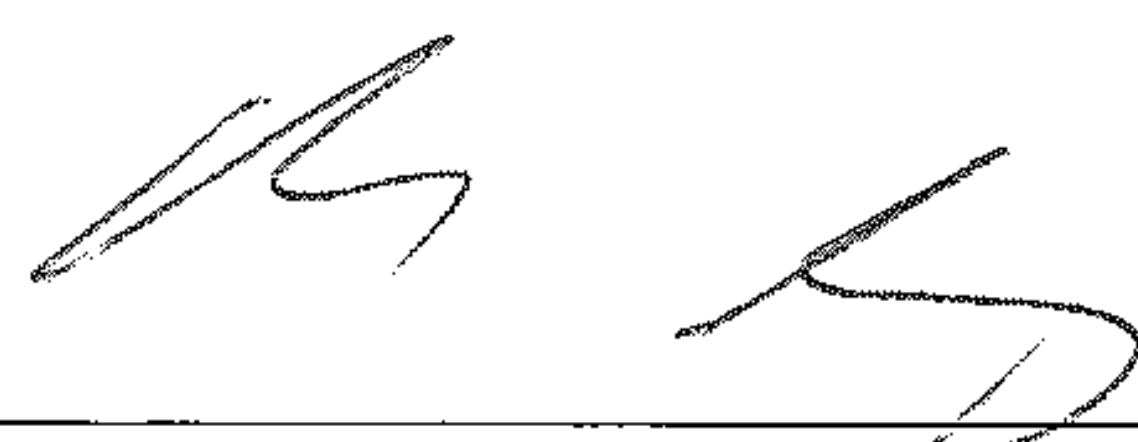

NEVA T. RAYNE
A/K/A NEVA TAYLER RAYNE
3820 Kingston Blvd
Sarasota, FL 34238

Two witnesses as to
NEVA T. RAYNE A/K/A NEVA TAYLER RAYNE

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me on June 10, 2026, by NEVA T. RAYNE A/K/A NEVA TAYLER RAYNE.

Personally Known _____
Produced Identification D/L
Type of Identification FL D/L
☒ physical appearance or ☐ online notarization


Notary Public--State of Florida

Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

