

6/15/2026 4:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507726

Doc Stamp-Deed: \$0.70

THIS INSTRUMENT PREPARED BY:
JON R. FAHS, JR., ESQ.
KANETSKY, MOORE & DeBOER, P.A.
227 NOKOMIS AVENUE SO.
VENICE, FL 34285
#18875.01
Parcel ID Number: 0119050032

WARRANTY DEED

This Indenture, Made this June 15, 2026, between

ALAN J. DOYLE and KIM P. DOYLE, husband and wife, whose address is 5490 Lucia Place, Sarasota, FL 34238,
Grantor, and

ALAN J. DOYLE and KIM P. DOYLE, husband and wife, whose address is 5490 Lucia Place, Sarasota, FL 34238,
Grantee,

as to a joint life estate interest, without any liability for waste, with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple with or without consideration, including the power to divest the remaindermen of their interest and convey the remainder interest to new remaindermen, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the last life tenant to die, the remainder, if any, in fee simple, to KRISTEN L. OBERG, whose address is 100 Banks Avenue, Apt. 1265, Rockville Centre, NY 11570.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 395, VILLAGEWALK, UNIT 2A, according to the Plat thereof recorded in Plat Book 43, Pages 27, 27A thru 27G, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year, but this reference shall not operate to reimpose same.

EXAMINATION OF TITLE TO THE SUBJECT PROPERTY WAS NOT
UNDERTAKEN IN CONNECTION WITH PREPARATION OF THIS INSTRUMENT.

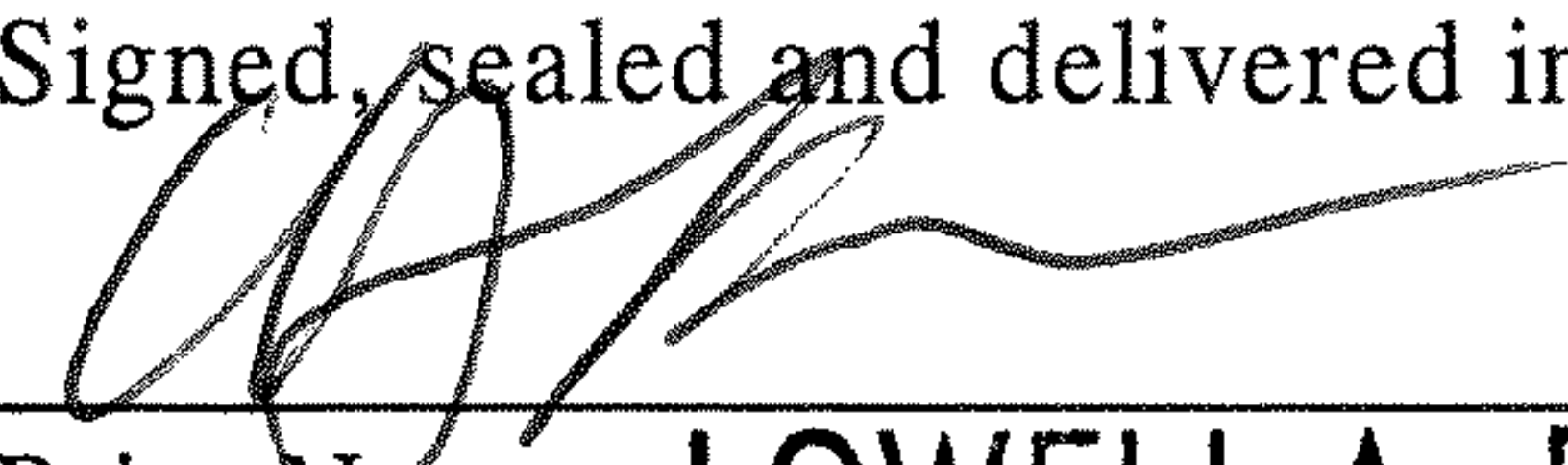
TOGETHER with all and singular the tenements, hereditaments and appurtenances
belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the Grantee, its heirs and assigns, in fee simple
forever,

and the Grantor does hereby fully warrant the title to said land, and will defend the same
against lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year
first above written.

Signed, sealed and delivered in our presence:


Print Name: LOWELL A. FAHS
227 Nokomis Avenue S., Venice, FL 34285
Witness # 1


ALAN J. DOYLE


Print Name: JACQUELYN S. MARKEY
227 Nokomis Avenue S., Venice, FL 34285
Witness # 2


KIM P. DOYLE

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization, this June 15, 2026, by ALAN J. DOYLE and KIM
P. DOYLE, husband and wife, who ☐ are both personally known to me or ☒ have both
produced a driver's license as identification.


NOTARY PUBLIC **REBEKAH E. LINK**
My Commission Expires:



REBEKAH E. LINK
Commission # HH 453469
Expires November 3, 2027