

6/16/2026 2:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508183

Prepared by and return to:

Doc Stamp-Deed: \$9,275.00

William A. Dooley, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
941-556-7200
File Number: 3109-001
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of June, 2026 between David A. Knox and Letitia Copeland Biddle, husband and wife whose post office address is 8986 Bloomfield Blvd., Sarasota, FL 34238, grantor, and William L. Ayers, Jr. as Trustee(s) of the William L. Ayers, Jr. Revocable Trust UAD 8/3/2012, as to an one-half interest and Doreen L. Ayers as Trustee(s) of the Doreen L. Ayers Revocable Trust UAD 8/3/2012, as to an one-half interest whose post office address is 140 Sugar Mill Drive, Osprey, FL 34229, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 70, OAKS I SINGLE FAMILY, PLAT OF OAKS, according to the map or plat thereof, as recorded in Plat Book 28, Pages 48, 48A through 48S, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0143030012

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 grantee 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; that the grantor hereby fully 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Monica M. Verinder
Witness Name: Monica Verinder
Witness Address: 443 John Klingner
Sarasota, FL 34236

Barbara J. Prinz
Witness Name: Barbara Prinz
Witness Address: 2042 Bee Ridge Rd
Sarasota, FL 34239

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Witness Name: Barbara Prinz
Witness Address: 2042 Bee Ridge Rd
Sarasota, FL 34239

Monica M. Verinder
Witness Name: Monica M. Verinder
Witness Address: 443 John Klingner
Sarasota, FL 34236

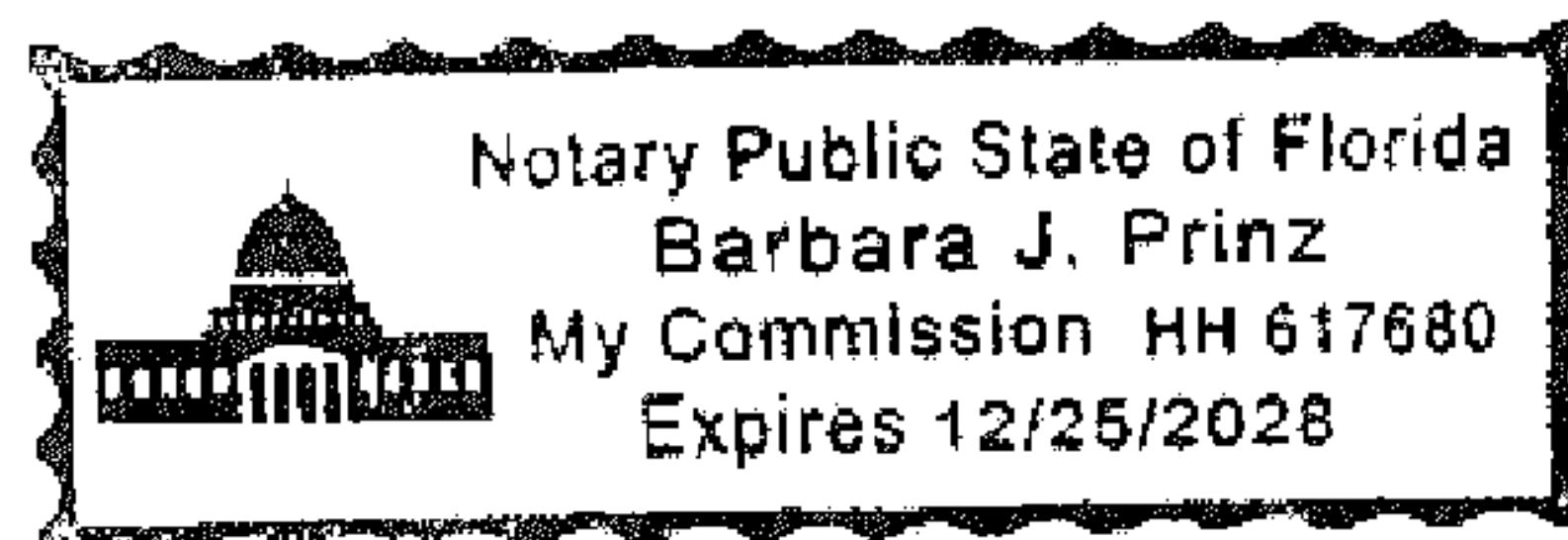
David A. Knox (Seal)
David A. Knox

Letitia Copeland Biddle (Seal)
Letitia Copeland Biddle

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of June, 2026 by David A. Knox and Letitia Copeland Biddle, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Barbara J. Prinz
Notary Public

Printed Name: Barbara J. Prinz

My Commission Expires: _____