

6/16/2026 3:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508292

Prepared By and Return To:

Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237

Parcel ID No. 0084-10-4218

Sales Price: \$68,000.00

File No.: 14937-L

Doc Stamp-Deed: \$476.00

WARRANTY DEED

THIS WARRANTY DEED is made this 16 day of June, 2026 by Aaron D. Kennedy and Courtney M. Kennedy, Individually and as Trustees of the Kennedy Trust dated 7/26/2012, husband and wife, whose mailing address is 3465 Gulfmead Drive, Sarasota, FL 34242 (hereinafter referred to as the "Grantor") to Michael T. Hankin and Shannon G. Hnakin, husband and wife, whose mailing address is 100 Wallace Ave, Suite 100, Sarasota, FL 34237 (hereinafter referred to as the "Grantee").

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

WITNESSETH that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

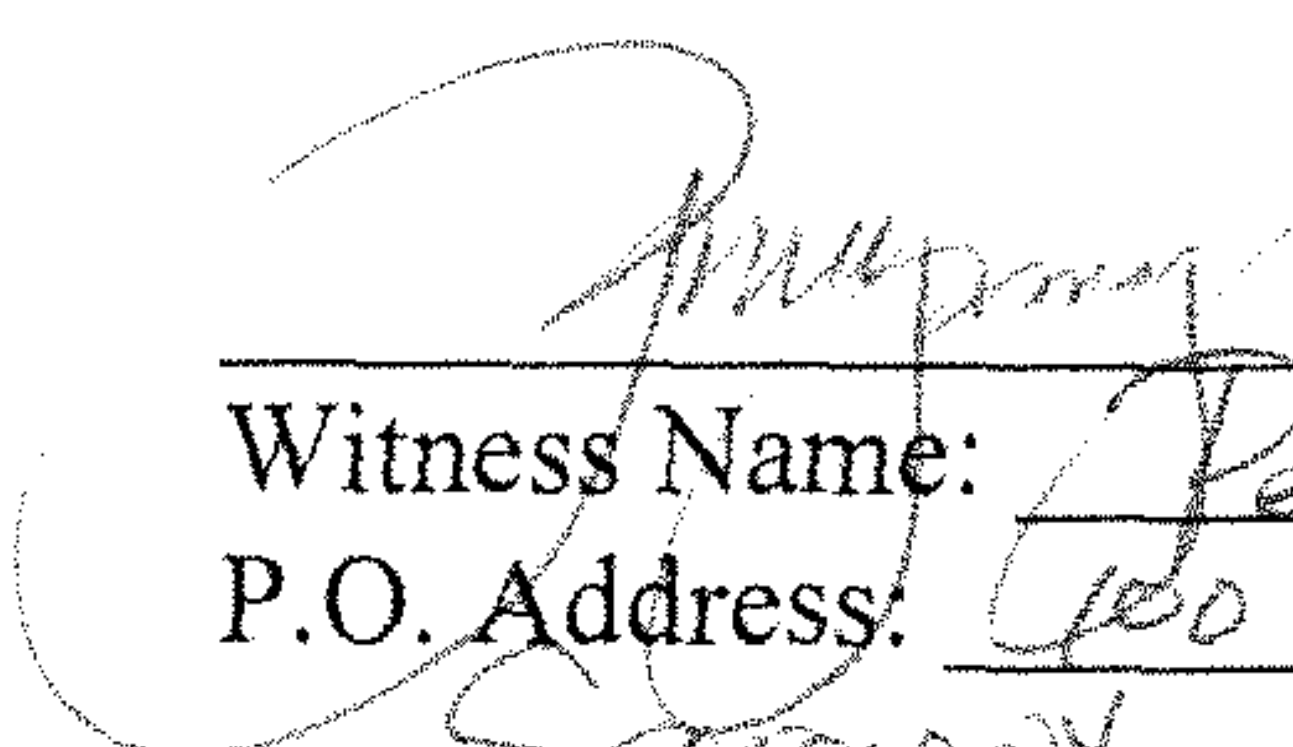
AND THE Grantor hereby covenants with the Grantee that except as above noted, the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

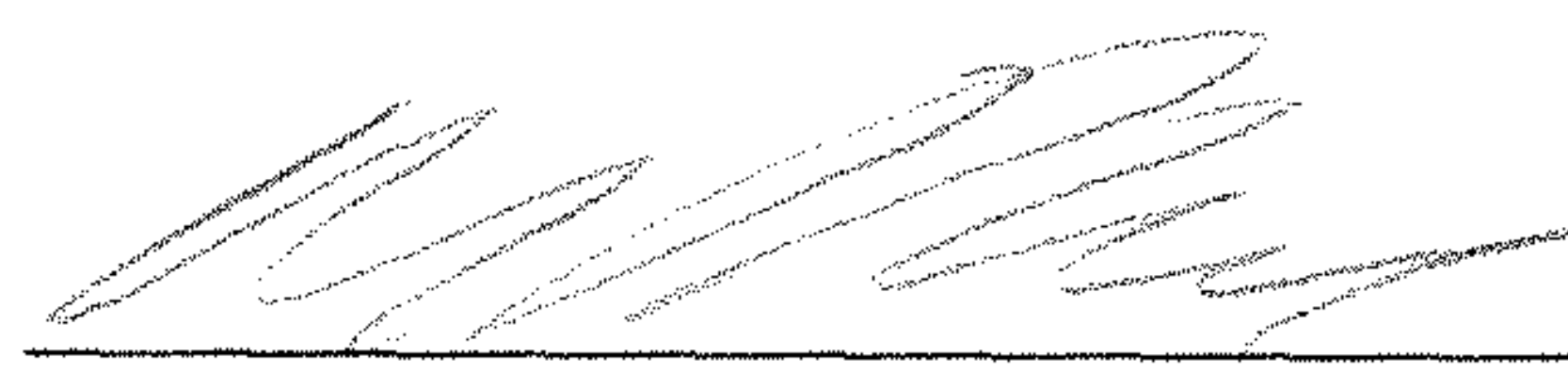
{signature page follows}

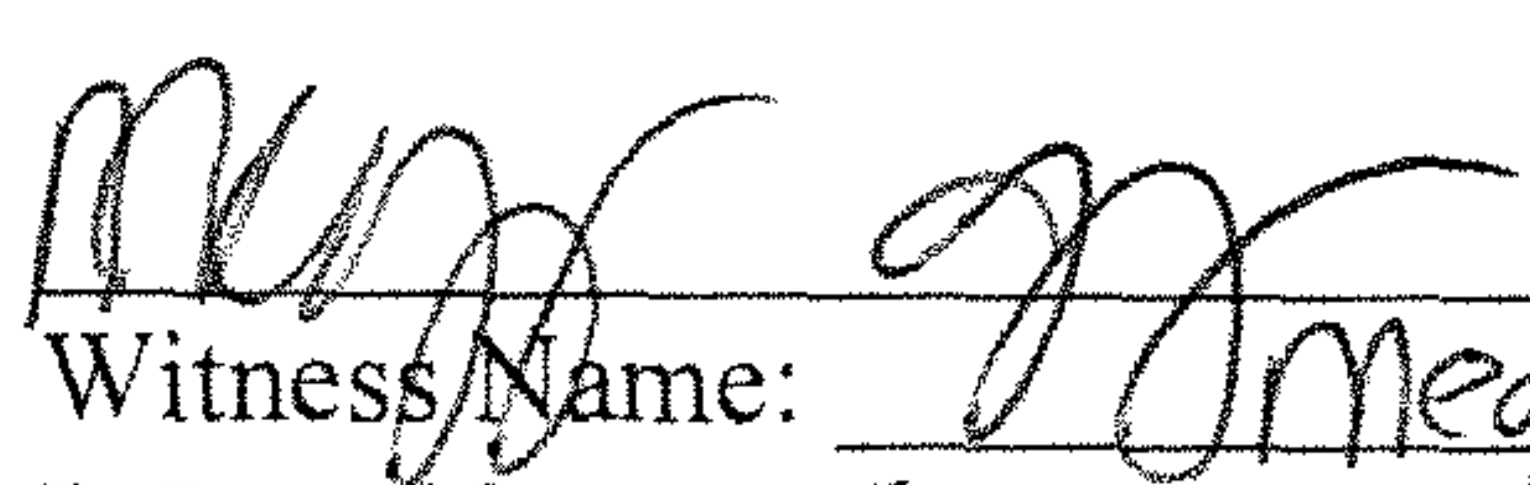
IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

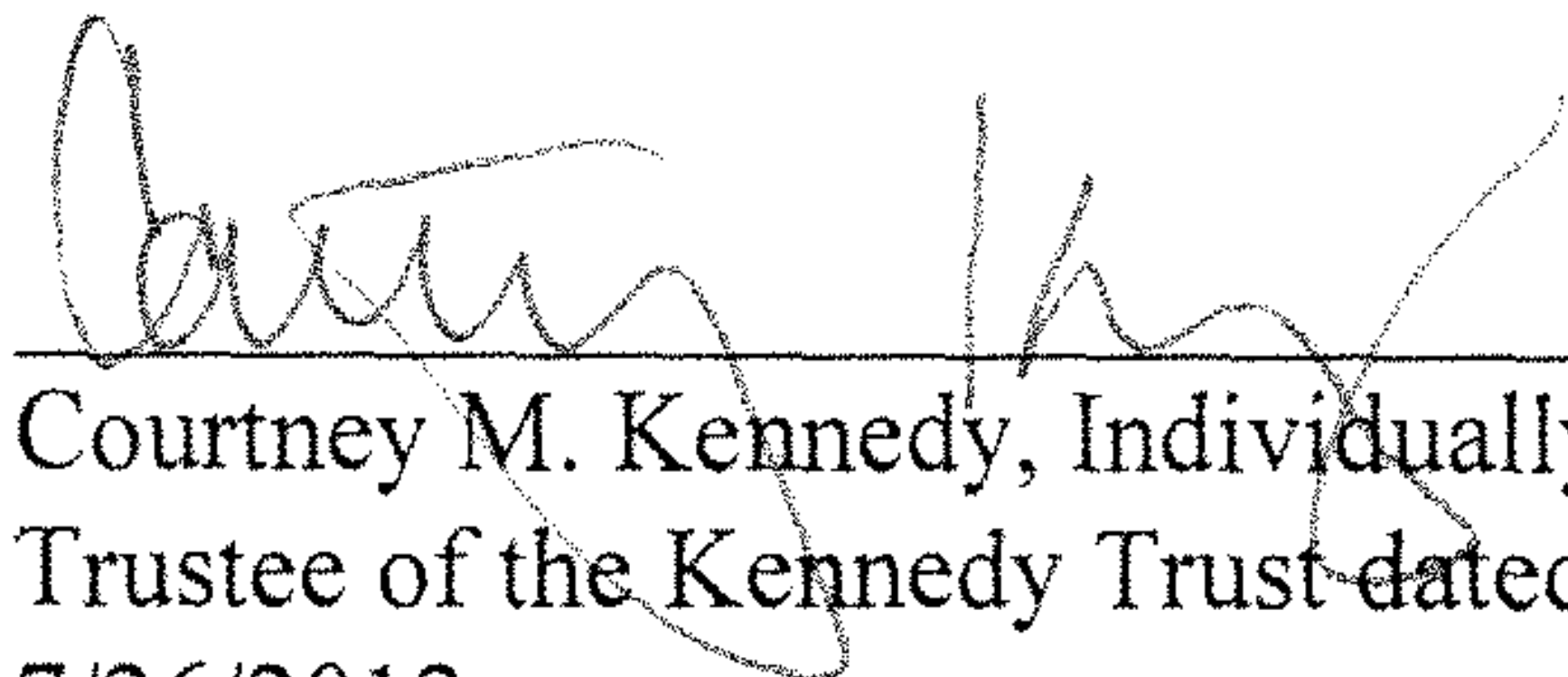
Signed, sealed and delivered in our presence:

"GRANTOR"


Witness Name: Peter Heath Jorgenson
P.O. Address: 100 Wallace Ave #10
Sarasota FL 34235
(as to both)


Aaron D. Kennedy, Individually and as
Trustee of the Kennedy Trust dated
7/26/2012


Witness Name: Megan Gray
P.O. Address: 540 Plantation Rd
Venice, FL 34293
(as to both)

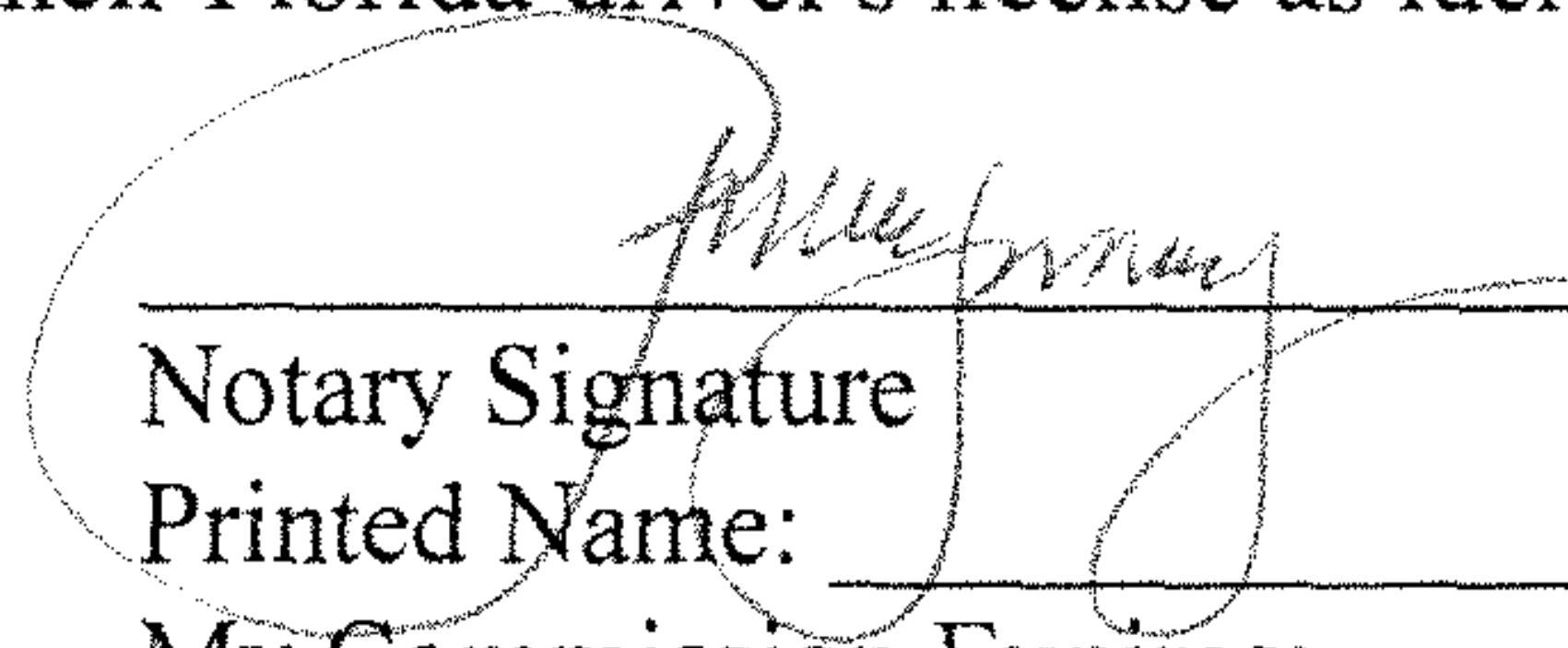

Courtney M. Kennedy, Individually and as
Trustee of the Kennedy Trust dated
7/26/2012

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me [☒] physical presence or [☐] online notarization, this 16 day of June, 2026, by Aaron D. Kennedy and Courtney M. Kennedy, Individually and as Trustees of the Kennedy Trust dated 7/26/2012, who [☐] are personally known to me or [☒] have produced their Florida driver's license as identification.




Notary Signature

Printed Name: _____

My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Unit No. C3-11 of PHILLIPI HARBOR CLUB, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 2007177677, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 40, Page 27, Public Records of Sarasota County, Florida, together with Locker #247.