

6/16/2026 4:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508537

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No: 2026-05-4610

Parcel ID Number: 0421030012

Doc Stamp-Deed: \$3,815.00

WARRANTY DEED

This WARRANTY DEED, made June 16, 2026, by **ANGEL G. WOOD, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF LARRY E. GRANT LIVING TRUST U/A/D MAY 18, 2022**, whose address is 5338 Long Island Rd, Long Island, VA 24569 (the "Grantor"), to **DAVID S. MCNEIL AND INGRID S. MCNEIL, HUSBAND AND WIFE**, whose address is 1146 Deardon Drive, Venice, FL 34292 (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of FIVE HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$545,000.00) and other valuable consideration, 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, Florida**, to-wit:

Lot 395, The Manors of Chestnut Creek, Unit No. II, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 39, 39A through 39C, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and 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 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 for all covenants,

-SIGNATURES APPEAR ON NEXT PAGE(S)-

conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Signature

Witness Printed Name Dineshwar Lall

Witness #1 Address 22434 Peachland Blvd
Port Charlotte, FL 33954


Signature

Witness Printed Name Jennifer Lall

Witness #2 Address 22434 Peachland Blvd
Port Charlotte, FL 33954

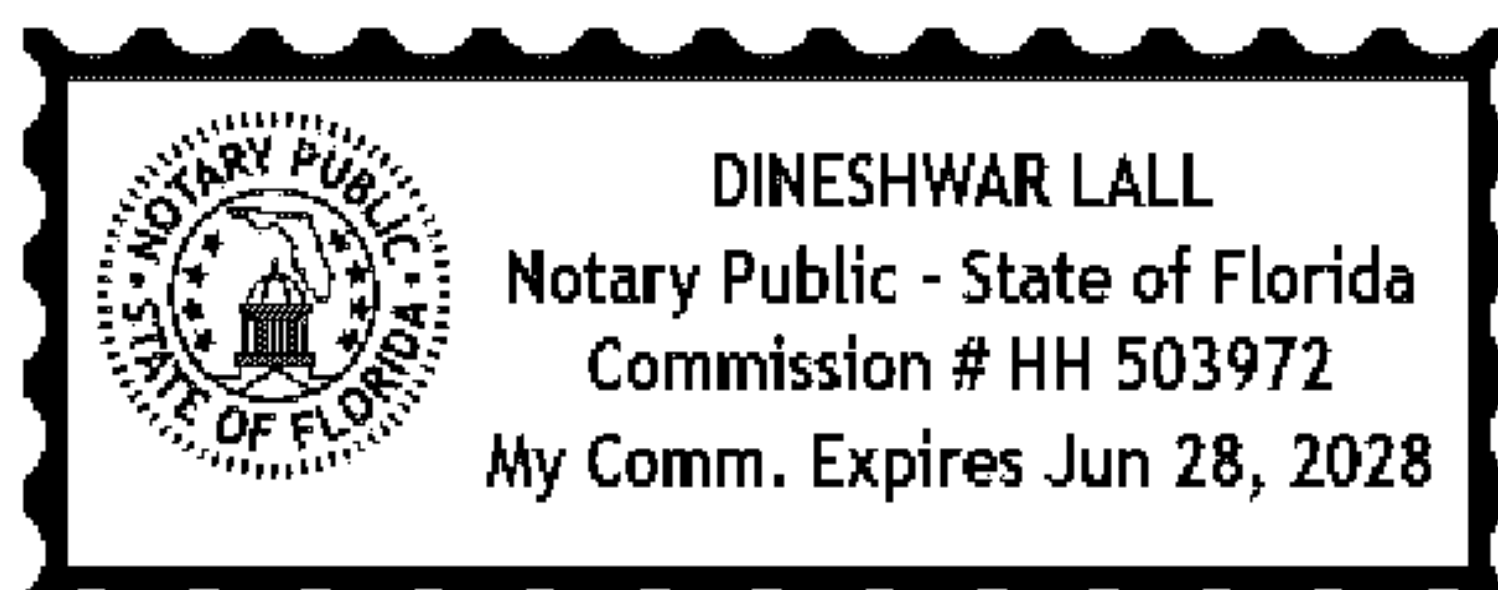
Larry E. Grant Living Trust dated May 18, 2022

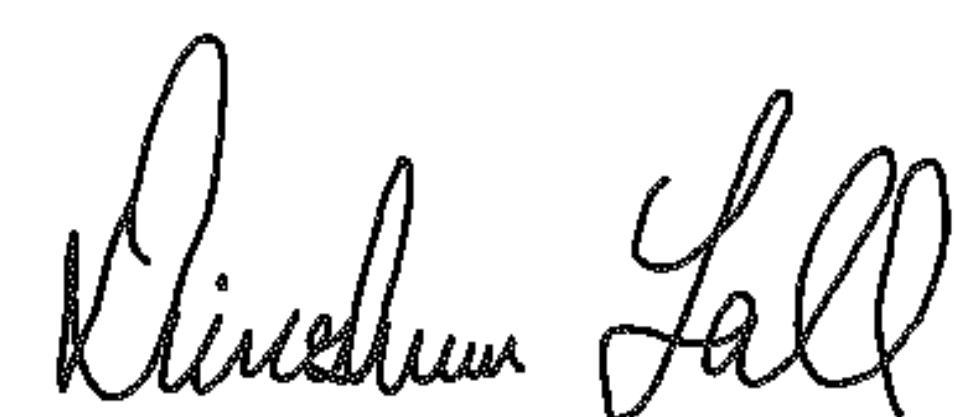
By: Angel G Wood
Angel G. Wood, Individually, and as Successor
Trustee

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 12th day of June, 2026, by Angel G. Wood, Individually and as Successor Trustee of Larry E. Grant Living Trust U/A/D May 18, 2022, who is/are ☐ personally known to me or who has/have ☒ produced drivers license as identification.

Notarized online using audio-video communication technology




Notary Public
Print Name: Dineshwar Lall
My Commission Expires: 06/28/2028