

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083786 2 PG(S)**

Consideration: \$765,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49033-001

6/18/2026 3:29 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3509718

Doc Stamp-Deed: \$5,355.00

Property Appraiser's Parcel ID No.: 0400-11-0007

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 18th day of June, 2026, by and between **Timothy A. George and Megan E. George, husband and wife**, whose address is **1312 Guardian Drive, Venice FL 34292** (hereinafter "GRANTOR"), and **Robin A. Ryan and Kevin Patrick Ryan, wife and husband, as tenants by the entirety**, whose address is **2030 Mesic Hammock Way, Venice FL 34292** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 39, VENICE ACRES, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 20, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1)

Printed Name

P.O. Address

201 Center Rd. Ste. 210
Venice, FL 34285

(2)

Printed Name

P.O. Address

201 Center Rd. Ste. 210
Venice, FL 34285

Timothy A. George

Megan E. George

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of June, 2026, by Timothy A George and Megan E George, ☐ who is/are personally known to me or ☒ who has/have produced Driver license as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

