

6/23/2026 4:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511648

THIS INSTRUMENT PREPARED BY:
JON R. FAHS, JR., ESQ.
KANETSKY, MOORE & DeBOER, P.A.
227 NOKOMIS AVENUE SO.
VENICE, FL 34285
#18857.01

Consideration: \$250,000.00

Parcel ID Number: 0088136008

Doc Stamp-Deed: \$1,750.00

General Warranty Deed

Made this June 23, 2026, By FLOYD CHURN and JANET CHURN, husband and wife, whose address is: 5203 Menno Simons Parkway, Apt 206, Sarasota, FL 34232, hereinafter called the Grantor, and NANCY LYNN McNEALLY and PATRICK McNEALLY, wife and husband, whose address is: 621-A Lakeland Avenue South, Severna Park, MD 21146, hereinafter called 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 Two Hundred and Fifty Thousand Dollars, (\$250,000.00) and other valuable considerations, 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, viz:

Unit 5515, ASHTON LAKES CONDOMINIUM, NO. 8, according to the Declaration of Condominium recorded in Official Records Book 2569, page 2644 and as amended, and as per Plat thereof recorded in Condominium Plat Book 30, pages 12, 12A, 12B and 12C, 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.

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:

Witness #1

Signature: [Signature]

Printed Name: **LOWELL A. FAHS**
of 227 Nokomis Avenue South, Venice, Florida 34285

[Signature] (Seal)
FLOYD CHURN

Witness #2

Signature: [Signature]

Printed Name: **JACQUELYN S. MARKEY**
of 227 Nokomis Avenue South, Venice, Florida 34285

[Signature] (Seal)
JANET CHURN

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this June 23, 2026, by FLOYD CHURN and JANET CHURN, who ☐ are personally known to me or ☒ produced a driver's license as identification.

[Signature]
Notary Public **REBEKAH E. LINK**
Printed Name: _____
My Commission Expires: 11/3/27



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