

Prepared by
Donna Bennington
Gulf Breeze Title Of Sarasota, LLC
7037 S Tamiami Trail Unit C
Sarasota, FL 34231
(941) 957-3500

6/26/2026 12:26 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

File No.: 22922

CSC

Receipt # 3512899

\$375,000.00

Doc Stamp-Deed: \$2,625.00

WARRANTY DEED

This indenture made on **June 26, 2026 A.D.**, by

Matt M. Palmer, a married man

whose address is: **4202 Oakfield Ave., Holiday, FL 34691**
hereinafter called the "grantor", to

Allen Knepper, a single man

whose address is: **290 MOUNT VERNON DR.. Venice, FL 34293**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Lot 31, Block 27, VENICE EAST - 3RD ADD., according to the Plat thereof, as recorded in Plat Book 18, Page(s) 23, 23A, and 23B of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0447090046**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

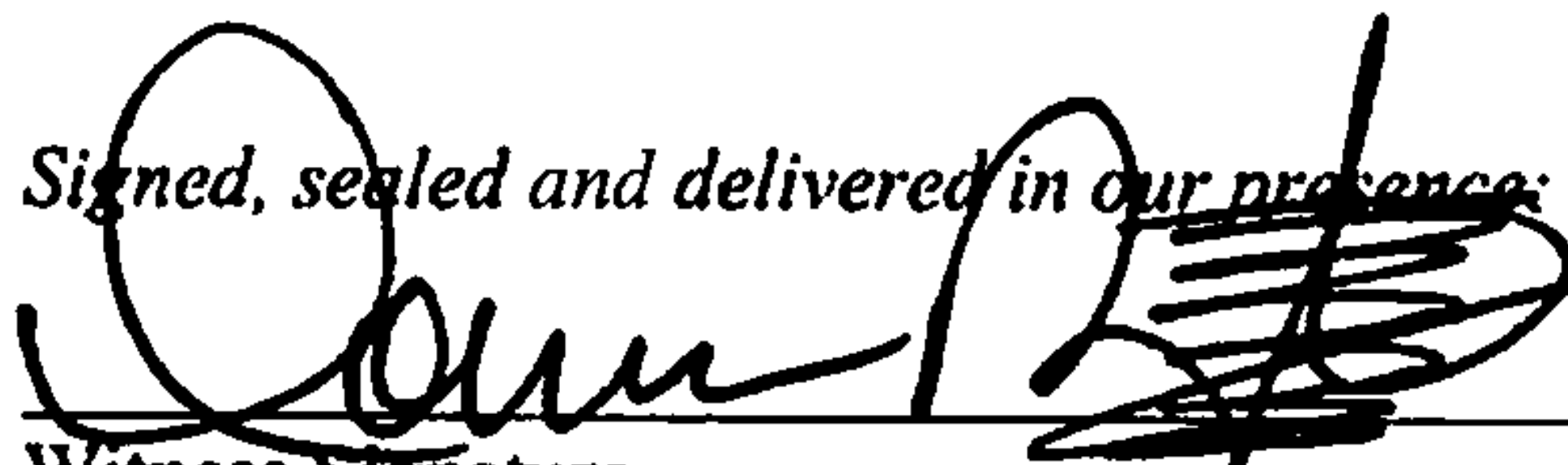
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

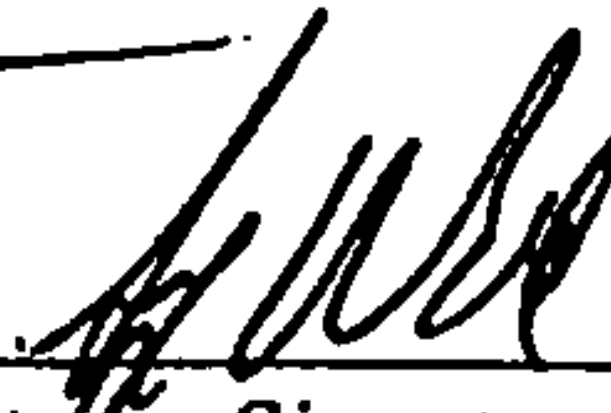
To Have and to Hold, the same in fee simple forever.

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 31st of **2026**.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Matt M Palmer

Signed, sealed and delivered in our presence:

Witness Signature Donna Bennington
Print Name: 7037 S. Tamiami Trail, Unit C
Address: Sarasota, Florida 34231


Witness Signature
Print Name: Grace Wood
Address: 1911 TAMIAHI TRAIL S STE 202
VENICE, FL 34295

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6/23/2026, by Matt M Palmer who is personally known to me or who has produced FL Dr. Lic. as identification.

(Notary Seal)

Notary Public

