

7/7/2026 2:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3516719

Doc Stamp-Deed: \$1,771.00

Incident to the issuance of title insurance.
Prepared by and return to:
Billie Zimmerman
Clear Title Group
500 N. Westshore Blvd., Ste 870
Tampa, FL 33609
File Number: 3810226-00311

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed, dated July 06, 2026 by **Arthur Bacon, An Unmarried Man**, hereinafter called the Grantor, to **Jeffery A. Klank and Jean M. Pegg, Husband And Wife**, who has a mailing address of 5786 Stone Lake Drive, Dayton, OH 45429 hereinafter called the Grantee;

(Whenever used herein the terms '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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

LOT 162, THE VILLAS OF CHESTNUT CREEK, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 13, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0422030030

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 the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Arthur Bacon

After Closing Address:

10986 N Mataro Avenue
Citrus Springs, FL 34434

Nancy Rios
Witness: (Signature)

Nancy Rios
Printed Name

4499 SW 49th Ave
Address

Ocala, FL 34474
City, State, Zip

Julio Rios
Witness: (Signature)

Julio Rios
Printed Name

4499 SW 49th Ave
Address

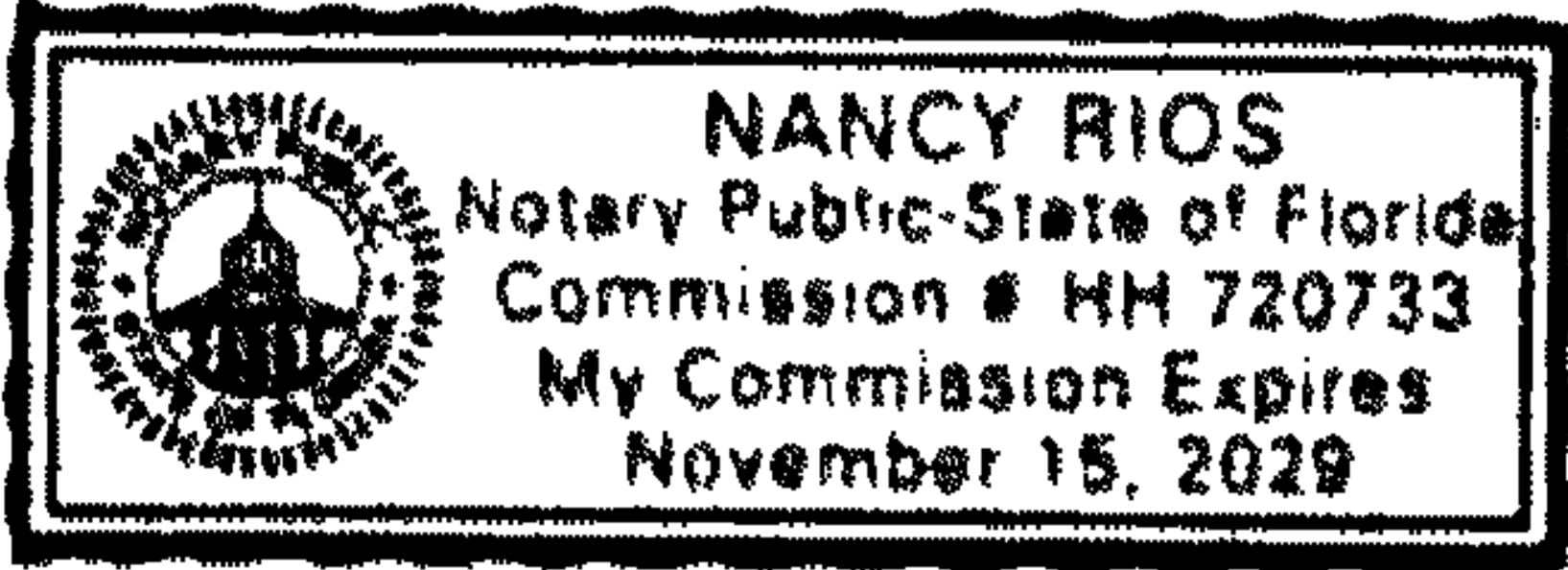
Ocala, FL 34474
City, State, Zip

STATE OF: FLORIDA
COUNTY OF: Citrus

The foregoing instrument was acknowledged on July 6, 2026 by means of (X) physical presence or
() online notarization by: Arthur Bacon
who is () personally known to me; or (X) produced a FL-DC as identification.

Nancy Rios
Notary Public (Signature)

Print Name: Nancy Rios
My Commission Expires: Nov 15, 2029



General Warranty Deed

3810226-00311