

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026093282 4 PG(S)**

CONSIDERATION: \$6,550,000.00
DOC TAX: \$45,850.00
RECORD: \$40.25

Prepared by and return to:
Richard C. Lawrence, Esq.
Lawrence Advisory, PLLC
1800 2nd Street, Suite 888
Sarasota, FL 34236

7/9/2026 12:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3517495

Doc Stamp-Deed: \$45,850.00

FILE #: SRQ26-3199
PID #: 2014-09-0003 (For Informational Purposes Only)

WARRANTY DEED

THIS INDENTURE, dated effective July 8, 2026, is made by and between DAVID L. CAIN and KELLY CAIN, husband and wife, hereinafter referred to as Grantor, whose post office address is 119 North Warbler, Sarasota, FL 34236, and JEFFREY RHINELANDER and JACQUELINE BOHANNON, husband and wife, hereinafter referred to as Grantee, whose post office address is 344 West Royal Flamingo Drive, Sarasota, FL 34236.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 14, Block 4, BIRD KEY SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 11, Page 20, Public Records of Sarasota County, Florida;

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year;

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on the date above written.

WITNESSES AS TO BOTH:

Gigi Silverberg David L. Cain
Print Name: GIGI SILVERBERG DAVID L. CAIN
Address: 1774 South Dr
SARASOTA FL 34239

Stacianne A. Nieding Kelly Cain
Print Name: Stacianne A. Nieding KELLY CAIN
Address: 2708 Bay Drive
Bradenton, Florida 34207

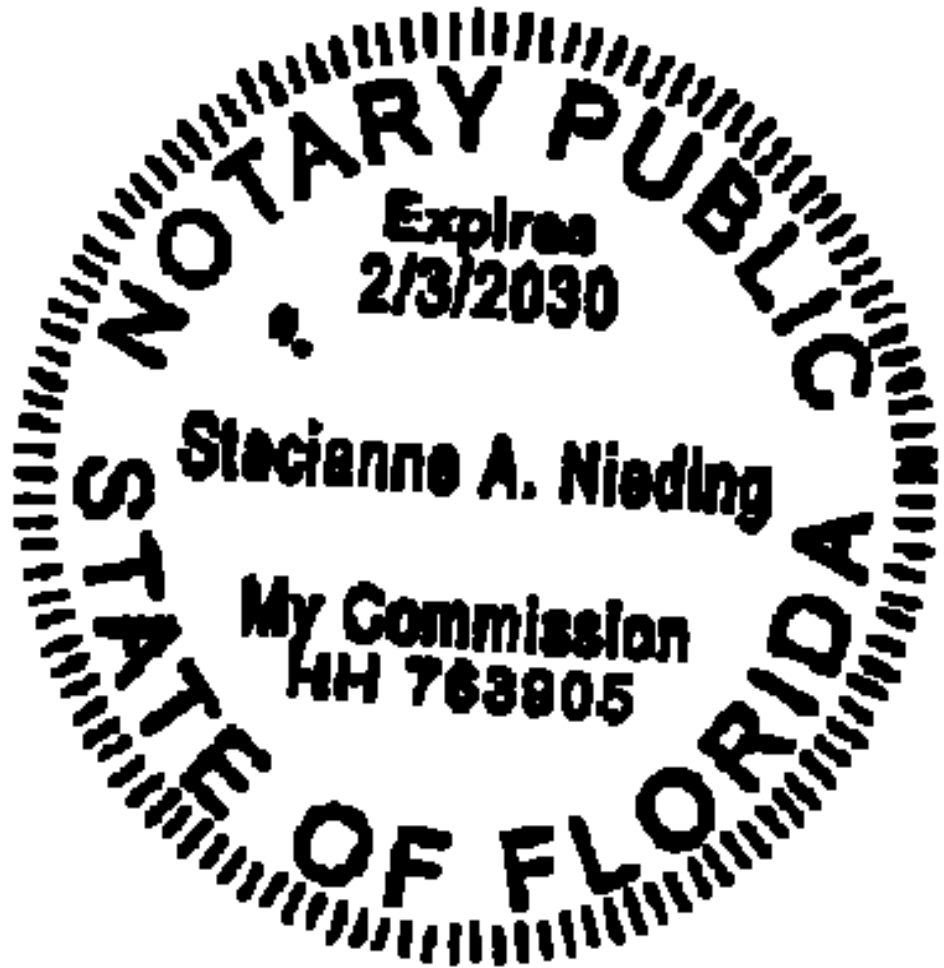
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 01 day of July 2026 by DAVID L. CAIN and KELLY CAIN, who are personally known to me or who have produced Drives License as identification. If no type of identification is indicated, the above-named persons are personally known to me.

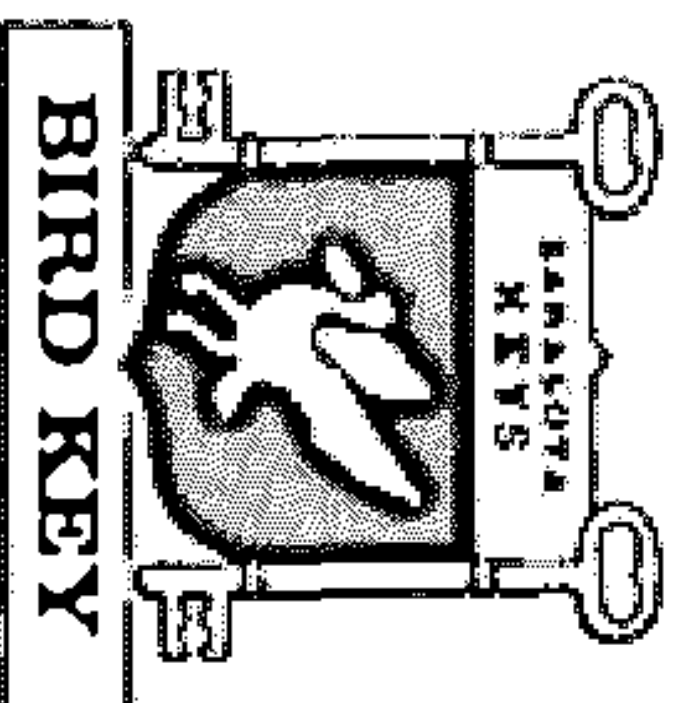
Stacianne A. Nieding
Signature of Notary Public

(Notary Seal)

Stacianne A. Nieding
Print Name of Notary Public



I am a Notary Public of the State of Florida
and my commission expires on 02-03-2030



LOT 14 BLOCK 4
BIRD KEY SUBDIVISION

BIRD KEY HOMEOWNERS ASSOCIATION, INC.

INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA
A CORPORATION NOT FOR PROFIT

Certificate of Membership

(NON TRANSFERABLE)

THIS INSTRUMENT CERTIFIES THAT

as an owner of a fee simple interest of the above-referenced Bird Key Subdivision Lot, is a Member (herein, "Member") of the Bird Key Homeowners Association, Inc. (herein, the "Association") and is entitled to all rights and privileges granted thereby, and is also subject to all provisions of the Declaration of Restrictions, Limitations, Conditions and Agreements for the Bird Key Subdivision (herein, the "Declaration"), the Articles of Incorporation, and the Bylaws for the Association, as they may from time to time be subsequently amended.

The Member herein named acknowledges receipt of a copy of the Declaration, Articles of Incorporation, Bylaws, and all amendments thereto. Each qualifying Bird Key Subdivision Lot is entitled to one (1) indivisible vote at any membership meeting of the Association. Member votes shall be cast in the manner provided in Article 2 of the Association's Bylaws.

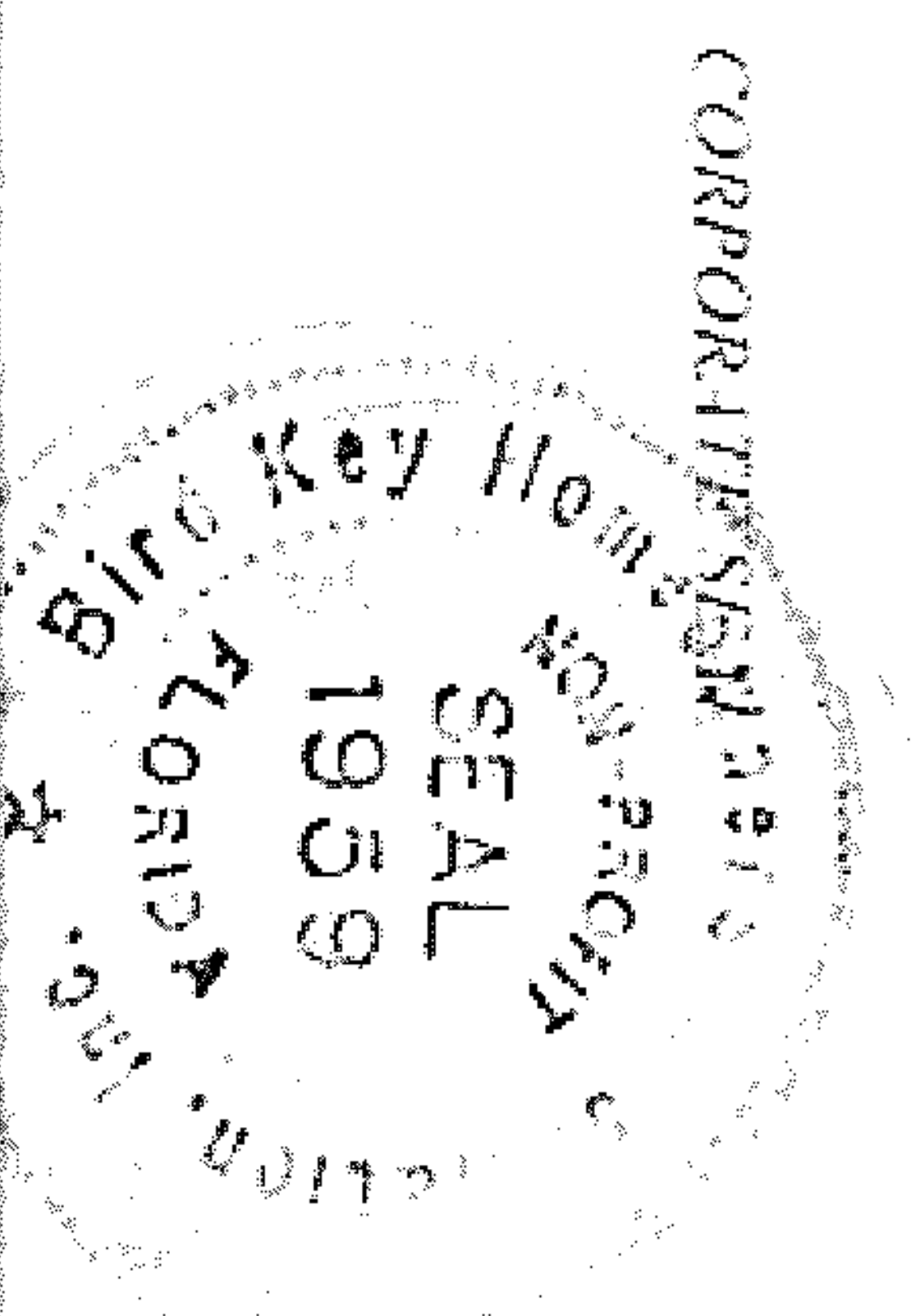
WITNESS the signatures of the President and Secretary of Bird Key Homeowners Association Inc. and the seal of said corporation dated this 10 day of July, 2020.

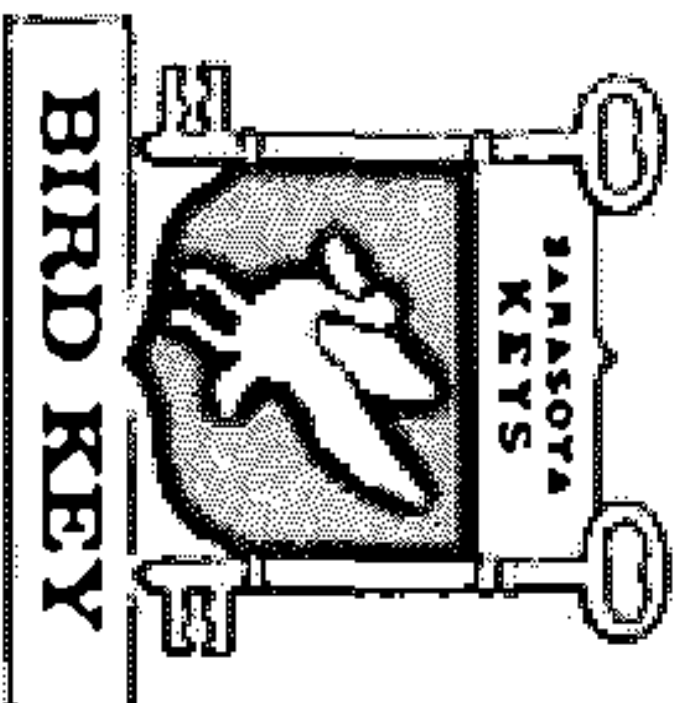
President

Secretary

Jeffrey Rhinelander

Member





LOT 14 BLOCK 4
BIRD KEY SUBDIVISION

BIRD KEY HOMEOWNERS ASSOCIATION, INC.

INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA
A CORPORATION NOT FOR PROFIT

Certificate of Membership

(NON TRANSFERABLE)

THIS INSTRUMENT CERTIFIES THAT Jackie Bohannon
as an owner of a fee simple interest of the above-referenced Bird Key Subdivision Lot, is a Member (herein, "Member") of the Bird Key Homeowners Association, Inc. (herein, the "Association") and is entitled to all rights and privileges granted thereby, and is also subject to all provisions of the Declaration of Restrictions, Limitations, Conditions and Agreements for the Bird Key Subdivision (herein, the "Declaration"), the Articles of Incorporation, and the Bylaws for the Association, as they may from time to time be subsequently amended.

The Member herein named acknowledges receipt of a copy of the Declaration, Articles of Incorporation, Bylaws, and all amendments thereto. Each qualifying Bird Key Subdivision Lot is entitled to one (1) indivisible vote at any membership meeting of the Association. Member votes shall be cast in the manner provided in Article 2 of the Association's Bylaws.

WITNESS the signatures of the President and Secretary of Bird Key Homeowners Association Inc. and the seal of said corporation dated this 12 day of July, 2004.

[Signature]
President

[Signature]
Secretary

[Signature]
Member

CORPORATE SEAL

