

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097201 2 PG(S)**

7/16/2026 3:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520816

Prepared by and return to:

Brandon Yoder

Bonita Title, Inc.

26381 South Tamiami Trail

Suite 120

Bonita Springs, FL 34134

(239) 948-2109

File No 2026-04-276

Doc Stamp-Deed: \$6,475.00

Consideration: \$925,000.00

Parcel Identification No: 0156040008

[Space Above This Line For Recording Data]

WARRANTY DEED

This indenture made the 15th day of July, 2026 between Kenneth T. England, a married man, whose post office address is 22158 Northgate Drive, Carrollton, VA 23314, hereinafter called the Grantor, to Michael L. Begler, Trustee of The Michael L. Begler Revocable Trust dated September 24, 2021, with full power and authority to protect, conserve, sell, convey, lease, encumber or otherwise manage and dispose of the real property, pursuant to Florida Statute 689.073 whose post office address is 6415 Manasota Key Road, Englewood, FL 34223, 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 assignees of corporations.)

Witnesseth, That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, 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:

Lot 341, Southbay Yacht & Racquet Club, according to plat thereof as recorded in Plat Book 22, Page 27, of the Public Records of Sarasota County, Florida.

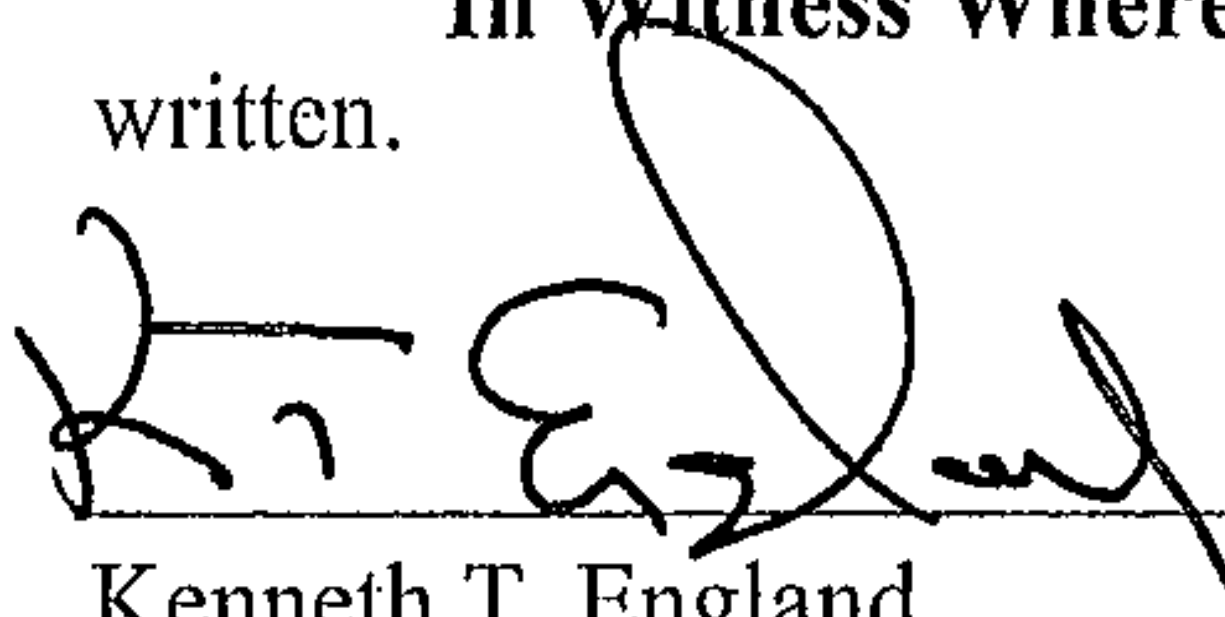
This property is not the Florida Homestead of the Grantor, or the Grantor's spouse, nor is the property contiguous to or part of the Florida homestead of the Grantor, or the Grantor's spouse.

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

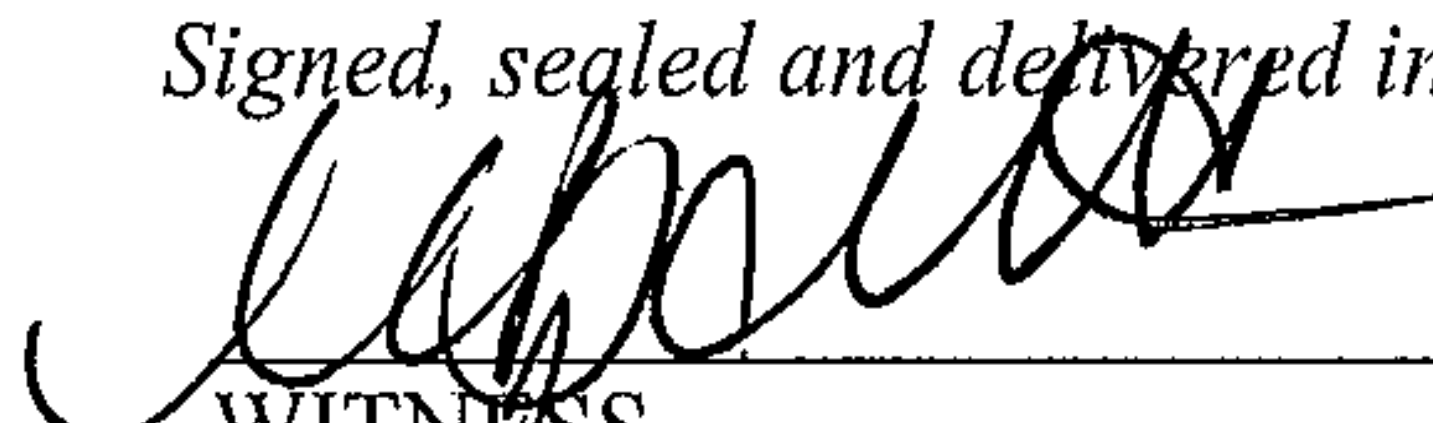
TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with 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 2025, and covenants, conditions, restrictions and easements recorded in the public records.

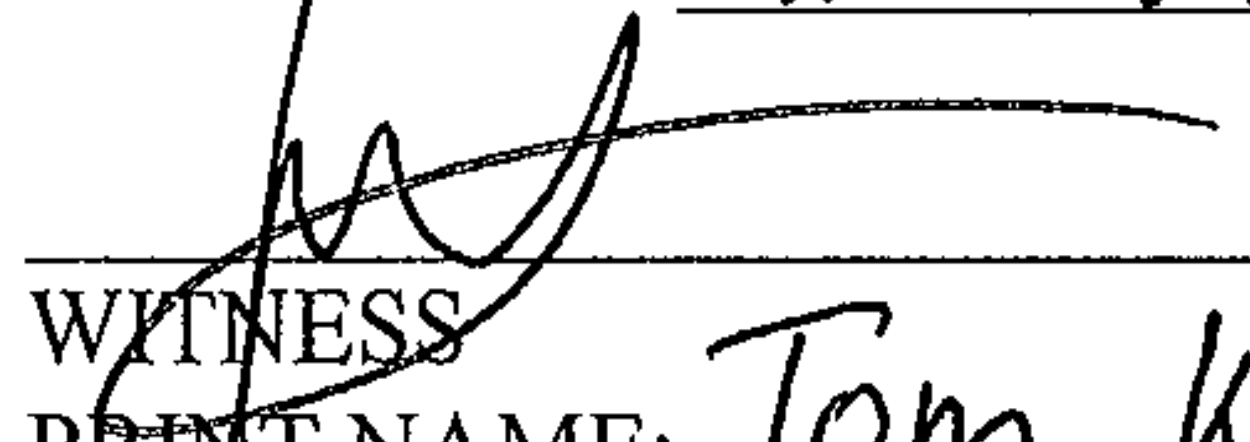
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.


Kenneth T. England

Signed, sealed and delivered in our presence:


WITNESS
PRINT NAME: Micaela Baptista

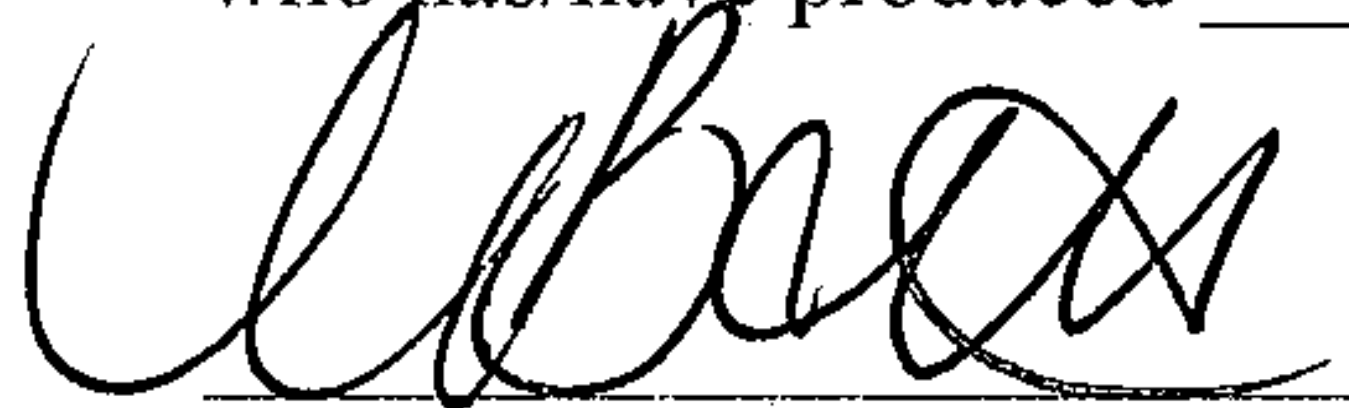
WITNESS ADDRESS: 1710 Sterling Dr
Sarasota FL 34231


WITNESS
PRINT NAME: Tom Kiessling

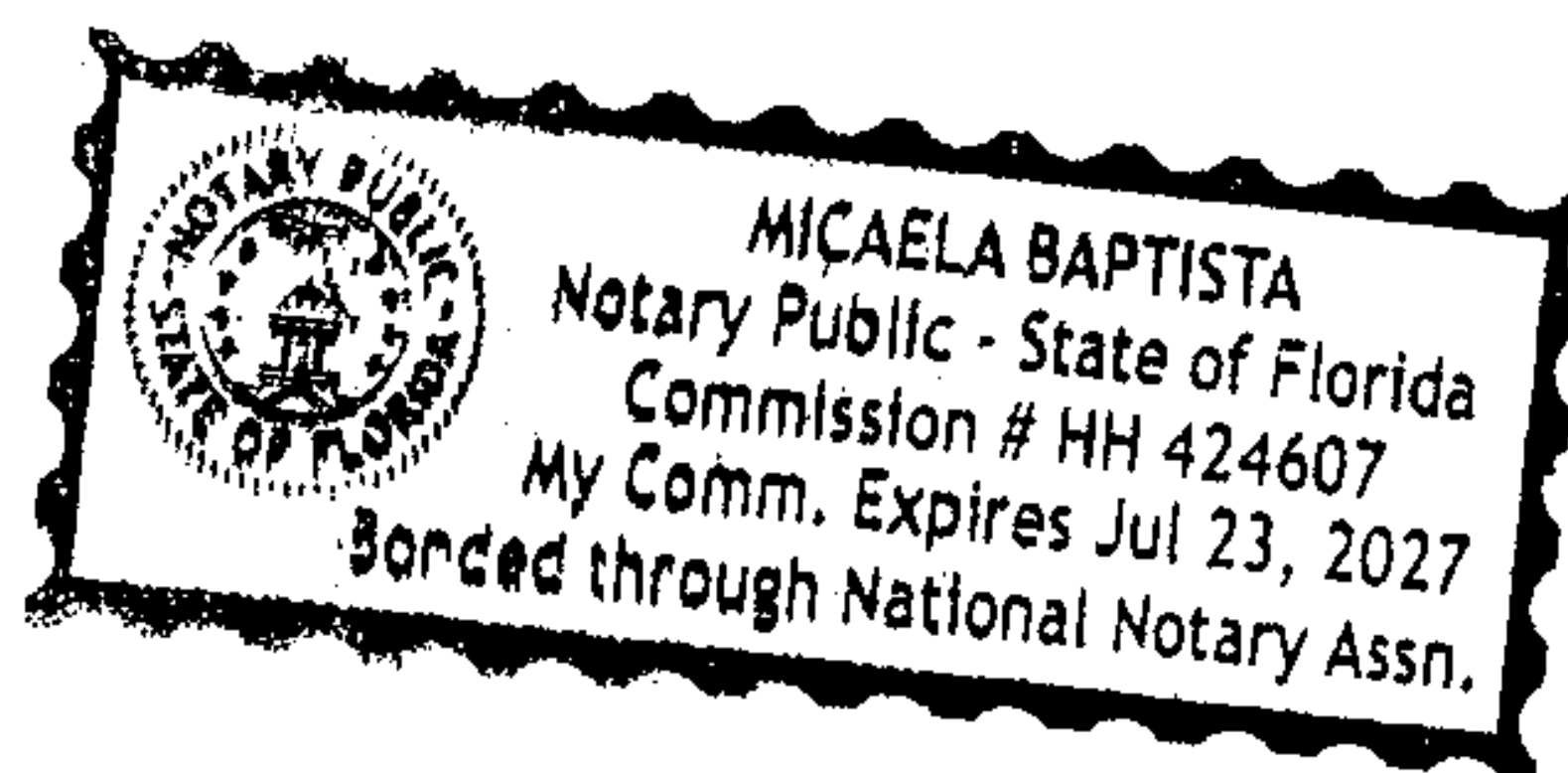
WITNESS ADDRESS: 800 Laurel Oak Dr. Ste 400,
Naples, FL 34108

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of July, 2026, by Kenneth T. England, ☐ who is/are personally known to me or ☒ who has/have produced VA DL as identification.


Signature of Notary Public

Micaela Baptista
Print, Type/Stamp Name of Notary



(SEAL)