

Consideration: \$1,150,000.00

Prepared by and return to:
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7/22/2026 3:39 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3523147

Doc Stamp-Deed: \$8,050.00

Property Appraiser's Parcel ID No.: 0372030150

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 20th day of July, 2026, by and between **PRISCILLA P. KEMP, A MARRIED WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE JOSEPH AND PRISCILLA KEMP REVOCABLE TRUST DATED FEBRUARY 1, 2018, JOINED BY HER HUSBAND, JOSEPH K. KEMP**, whose address is **130 Bella Vista Terrace, 10C, North Venice, FL 229** (hereinafter "GRANTOR"), and **ROBERT PELLEES AND ROBIN PELLEES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1783 Bur Oak Drive, WESTLAKE, OH 44145** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 15, OF VENETIAN GOLF & RIVER CLUB, PHASE 3E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 17, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

This deed is executed pursuant to, and in accordance with that certain Power of Attorney dated December 6, 2017 (the "POA"). The Grantor of the POA (a) is alive, and (b) has not revoked or otherwise amended the POA.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

