

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100421 2 PG(S)**

7/23/2026 1:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523584

Consideration: \$1,022,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49212-001

Doc Stamp-Deed: \$7,154.00

Property Appraiser's Parcel ID No.: 0081150039

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 22nd day of July, 2026, by and between **MICHAEL T. HYLAND AND ASHLEY K. FEASLEY, HUSBAND AND WIFE**, whose address is **5704 Kirkside Dr, Chevy Chase, MD 20815** (hereinafter "GRANTOR"), and **KL HOLDINGS SIESTA LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is (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 14, BLOCK 26, SIESTA BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 167, 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.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Harvey Mars*
Printed Name HARVEY MARS
P.O. Address 1118 WESTERN PINE CIR
SARASOTA, FL 34240

GRANTOR:

Michael T. Hyland
Michael T. Hyland
Ashley K. Feasley
Ashley K. Feasley

(2) *Amy Mars*
Printed Name AMY MARS
P.O. Address 1118 WESTERN PINE CIR
SARASOTA, FL 34240

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day 16th of July, 2026, by Michael T. Hyland and Ashley K. Feasley, ☐ who is/are personally known to me or ☒ who has/have produced DRIVERS LICENSE as identification.

Amy Mars
Signature of Notary Public
AMY MARS
Print, Type/Stamp Name of Notary

