

7/24/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524179

Doc Stamp-Deed: \$0.70

Prepared by and when recorded return to:

M. MICHELLE ROBLES, ESQ.
Robles Law, P.A.
7729 Holiday Drive
Sarasota, Florida 34231

Property Appraiser's Parcel Identification
No. 0758130055

WARRANTY DEED

THIS INDENTURE is made on JULY 24, 2026, between **WILLIAM B. KESSENICH** and **WENDY A. KESSENICH**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 11587 Okaloosa Drive, Venice, Sarasota County, Florida 34293, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by (i) **WILLIAM B. KESSENICH, Trustee of the WILLIAM B. KESSENICH FAMILY TRUST**, such trustee having an address of 11587 Okaloosa Drive, Venice, Florida 34293, such trust having been established under the certain revocable trust agreement originally dated MAY 17, 2023, and amended and restated on JULY 24, 2026, by WILLIAM B. KESSENICH, as settlor and as trustee, and also paid by (ii) **WENDY A. KESSENICH, Trustee of the WENDY A. FAMILY TRUST**, such trustee having an address of 11587 Okaloosa Drive, Venice, Florida 34293, and such trust having been established under that certain revocable trust agreement originally dated MAY 17, 2023, and amended and restated on JULY 24, 2026, by WENDY A. KESSENICH as settlor and as trustee, (such trustees hereinafter referred to jointly as "Grantee"). Grantor hereby GRANTS, CONVEYS and WARRANTS an undivided one-half interest unto each Grantee, in and to the following described real estate in the County of Sarasota and State of Florida:

Lot 1184, GRAND PALM, PHASE 3A(a), according to the plat thereof, as recorded in Plat Book 50, Page 13, of the Public Records of Sarasota County, Florida.

Property Address: 11587 Okaloosa Drive, Venice, Florida 34293

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

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