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INSTRUMENT # 2026108646 2 PG(S)

8/10/2026 2:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530635



Doc Stamp-Deed: \$4,200.00

Prepared by and Return to: Patty
Reaves, an employee of First
International Title, LLC 329 S.
Nokomis Avenue, Ste F Venice, FL
34285

File No.: 268293-91

WARRANTY DEED

This indenture made on **August 10, 2026** by **Melvin E. Meekins, Jr., and Noel L. Meekins, individually husband and wife, and as Trustees of The Melvin and Noel Meekins Revocable Trust dated December 18, 2008**, whose address is: 803 Coxswain Way #102, Annapolis, MD 21401 hereinafter called the "grantor", to **Jonathan Kenney and Michele Kenney, husband and wife**, whose address is: 9 Saint John Blvd., Englewood, FL 34223, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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**, to-wit:

Lot 12, ENGLEWOOD GOLF COURSE, UNIT 5, according to the Plat thereof, recorded in Plat Book 34, Page 3, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0483140023**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The Melvin and Noel Meekins Revocable Trust dated December 18, 2008

[Signature]
By Melvin E. Meekins, Jr., individually and as Trustee

[Signature]
By Noel L. Meekins, individually and as Trustee

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Print Name: Jennifer Moore
Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

[Signature]
2nd Witness Signature

Print Name: P. REAVES
Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization
on Aug 6, 2020, by **Melvin E. Meekins, Jr. and Noel L. Meekins, individually and as**
Trustees of The Melvin and Noel Meekins Revocable Trust dated December 18, 2008, who (☐) is/are
personally known to me or who (☒) produced a valid photo ID as identification.

[Signature]
Notary Public Signature

Printed Name:
My Commission Expires:

(NOTARY SEAL)

