

8/10/2026 4:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530826

Prepared by and Return to:
Jill Barberine
Suncoast One Title & Closings, Inc.
103 West Marion Avenue, Suite 111
Punta Gorda, FL 33950

Doc Stamp-Deed: \$8,400.00

File No.: PG-2026-3269
Parcel ID Number: 0176-07-0026

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 10th day of August, 2026 between Thomas C. McKeon and Wanda B. McKeon, Husband and wife, Individually and as Trustees of the Thomas C. McKeon and Wanda B. McKeon Trust u/a/d December 29, 2009, as amended dated December 29, 2009, whose post office address is 628 Granada Avenue, Venice, FL 34285, of the County of Sarasota, State of Florida, Grantor, to Bruce P. Neubeck and Marcia M. Neubeck, husband and wife, as joint tenants with right of survivorship, whose post office address is 707 West Venice Avenue, Venice, FL 34285, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 8, Block 19, Venice Gulf View Section, according to the map or plat thereof, recorded in Plat Book 2, Page(s) 77 and 77A, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In, Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Thomas C. McKeon

WITNESS 1 ADDRESS:
528 W. Venice Ave. Apt. 12
Venice 34285

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Amanda Warner

WITNESS 2 ADDRESS:
1212-A E Venice Ave
Venice, FL 34285

the Thomas C. McKeon and Wanda B. McKeon Trust u/a/d December 29, 2009, as amended dated December 29, 2009

By: [Signature]
Thomas C. McKeon, Individually and as Trustee

By: [Signature]
Wanda B. McKeon, Individually and as Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of August, 2026, by Thomas C. McKeon and Wanda B. McKeon, Individually and as Trustees of the Thomas C. McKeon and Wanda B. McKeon Trust u/a/d December 29, 2009, as amended dated December 29, 2009, ☐ who is/are personally known to me or ☒ who has/have produced Photo ID as identification.

[Signature]
Signature of Notary Public

