

Prepared by and return to:
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File No 6182-26LLC-FL

8/13/2026 11:57 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3532134

Doc Stamp-Deed: \$1,820.00

Parcel Identification No 0409-07-0025

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WARRANTY DEED

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

This indenture made the 13th day of August, 2026 between David M. Howley and Virginia Howley, Trustees of Howley Family Living Trust dated October 19, 2021, whose post office address is **22 Lakeway Steet, Middleboro, MA 02646**, of the County of , Commonwealth of Massachusetts, Grantor, to **Michael S. Keough and Hazel Rae Keough, husband and wife**, whose post office address is **1143 Ketch Lane, 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 25, Block 6, Pinebrook South, Unit II, according to the Plat thereof, recorded in Plat Book 23, Page(s) 26 and 26A, of the Public Records of Sarasota County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 22 Lakeway Steet, Middleboro, MA 02646.

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:

Steven Fred Dukes

WITNESS #1 SIGNATURE

Steven Fred Dukes

WITNESS #1 PRINTED NAME

7 Wagon Way Oley PA, 19547

WITNESS #1 ADDRESS

April Ridley-Cutts

WITNESS #2 SIGNATURE

April Ridley-Cutts

WITNESS #2 PRINTED NAME

P.O. Box 5316 Chesapeake VA 23324

WITNESS #2 ADDRESS

STATE OF Virginia

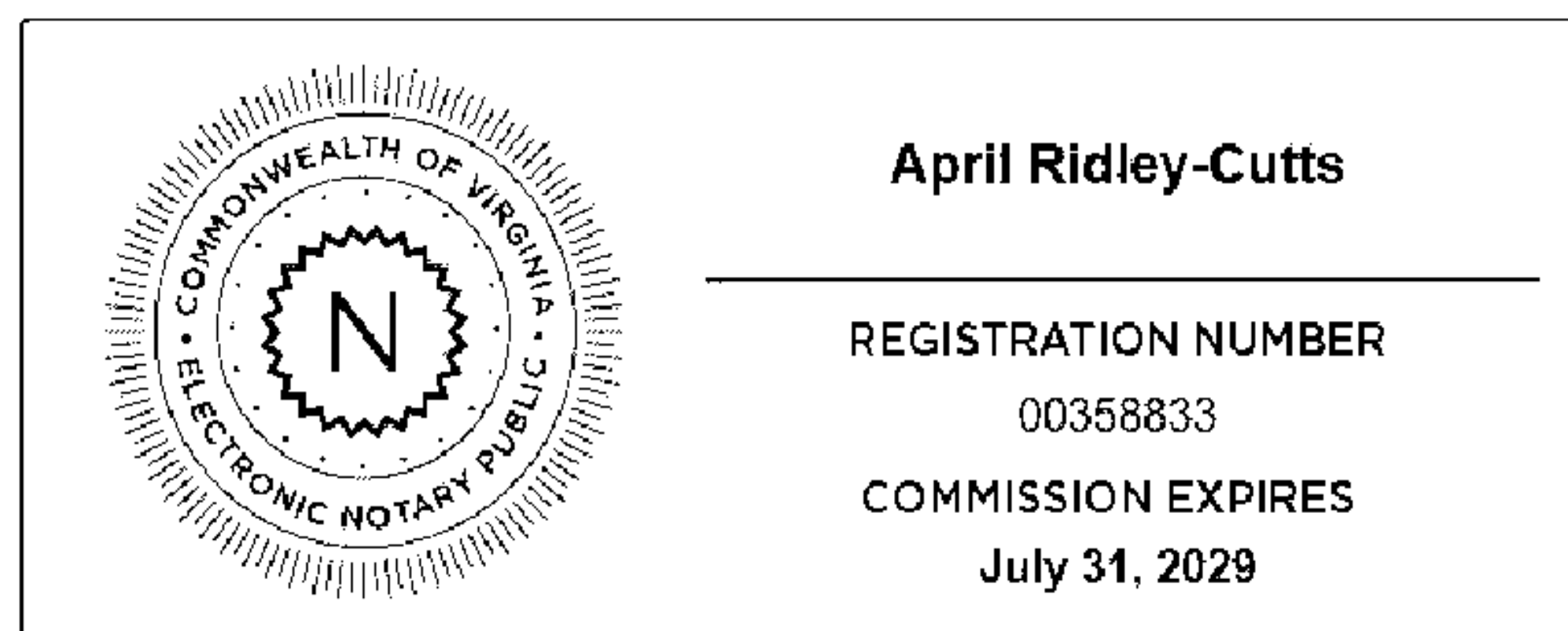
COUNTY OF Chesapeake

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 12th day of August, 2026, by David M. Howley and Virginia Howley, Trustees of Howley Family Living Trust dated October 19, 2021, ☐ who is/are personally known to me or ☒ who has/have produced Massachusetts Driver's License as identification.

April Ridley-Cutts
Signature of Notary Public

April Ridley-Cutts

Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.