

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026112323 2 PG(S)
August 18, 2026 11 23 19 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Rec. \$18 50 Doc. St \$1,025 50

Prepared by and return to:

✓ Harlan R. Domber, Esq.
Law Office of Harlan R. Domber, P.A.
3900 Clark Road, Suite L-1
Sarasota, FL 34233-2375
941-923-9930
File Number Martinez50

Doc Stamp-Deed \$1,025 50



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Warranty Deed

This Warranty Deed made this 13th day of August, 2026 between **DONOVAN GENE NIGH** and **MARY ANN NIGH**, husband and wife whose post office address is 1803 Curry Avenue, #64, Nokomis, FL 34275, grantor, and **RAFAEL MARTINEZ** and **KAREN SUE MARTINEZ**, husband and wife whose post office address is 241 W. 22nd Street, Ship Bottom, NJ 08008, grantee

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10 00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit.

Unit #50, KING'S GATE, SECTION NO. 1, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 971, Pages 715 thru 762, inclusive, and all exhibits and amendments thereof, and as per Plat thereof recorded in Condominium Plat Book 5, Pages 47 and 47A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0379091050

Subject to easements, restrictions and reservations of record, zoning and other governmental regulations, and taxes for 2026 and subsequent years

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2025**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above writte

Signed, sealed and delivered in our presence:

#1 X Jeffrey M. Hall
Witness Name: Jeffrey M. Hall
Address: X 1684 Grindstone Way
X Greenfield, In 46140

X Donovan Gene Nigh (Seal)
DONOVAN GENE NIGH

#2 X Hye S. Hall
Witness Name: X Hye S. Hall
Address: X 1684 Grindstone Way
X Greenfield, In 46140

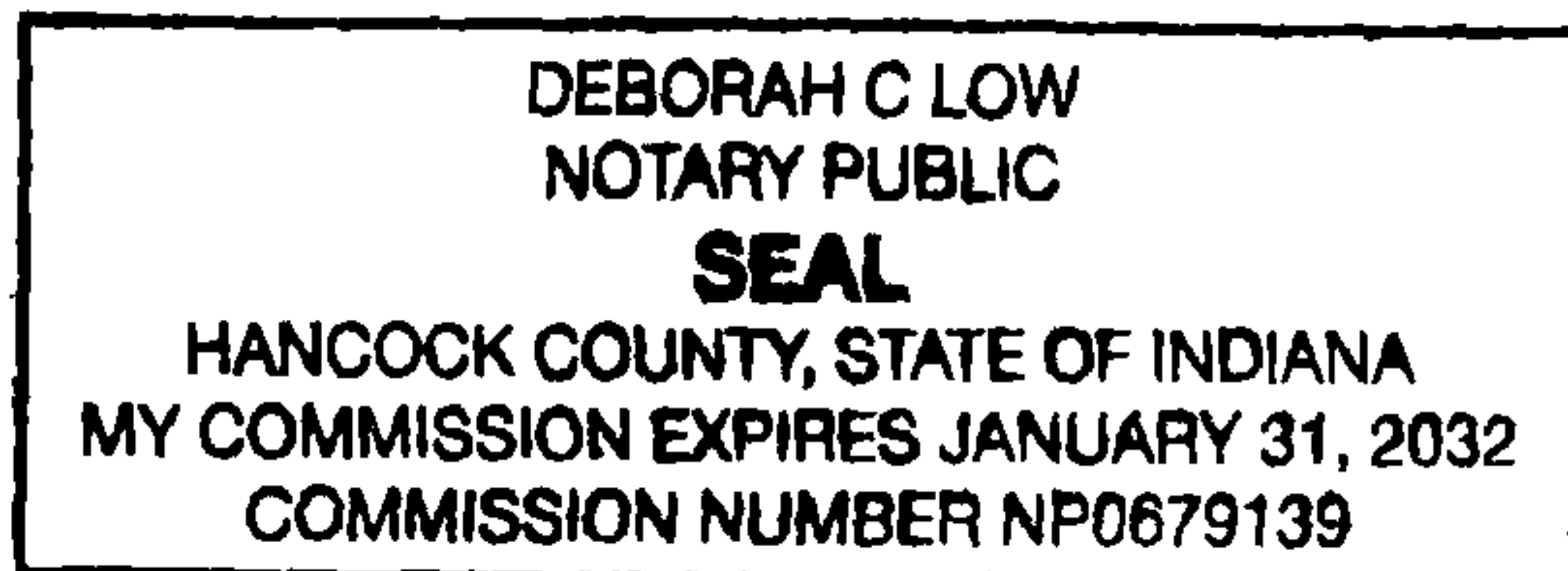
X Mary Ann Nigh (Seal)
MARY ANN NIGH

State of Indiana
County of X Hancock

☒ The foregoing instrument was acknowledged before me by means of (Notary choose one) ☒ physical presence,
or ☐ online notarization, this X 5 day of August, 2026 by DONOVAN GENE NIGH and MARY ANN
☒ NIGH, who ☒ are personally known or ☐ have produced X Present as identification.

X [Notary Seal]

X Deborah C. Low
Signature of Notary Public



X Deborah C Low
Print Name of Notary Public, affix Seal and State
Notary's Commission Number & Expiration Date