

8/20/2026 11:18 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3534958

Prepared by and return to:

Emilio R. Lenzi, Esq.

Attorneys Key Title LLC

900 Southeast 3rd Avenue, #202

Fort Lauderdale, FL 33316

File Number: 26-2462

Doc Stamp-Deed: \$245.00

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Warranty Deed

This Warranty Deed made this 14th day of August, 2026 between Michael Anthony Auld, an unmarried man, and Trevor Auld, an unmarried man whose post office address is 4150 Jennings Boulevard, Port Charlotte, FL 33981, grantor, and Dave Greenwald, a married man whose post office address is 261 Soliera Street, Nokomis, FL 34275, 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:

Lot 182, Block 2, Holiday Park Unit Two, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 8, of the Public Records of Sarasota County, Florida. Together with that Certain Mobile Home Vin #0649660386 MANA HS 1974

a/k/a: 6427 Keena Court, North Port, FL 34287

Parcel Identification Number: 1000-04-0182

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2026** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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.

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

Signed, sealed and delivered in our presence:

Dineshwar Lall
Witness Name: Dineshwar Lall
Witness Address: 22434 Peachland Blvd
Port Charlotte, FL 33954

Michael Anthony Auld
Michael Anthony Auld

Trevor Auld
Trevor Auld

Rabina Lall
Witness Name: Dineshwar Lall
Witness Address: 22434 Peachland Blvd
Port Charlotte, FL 33954

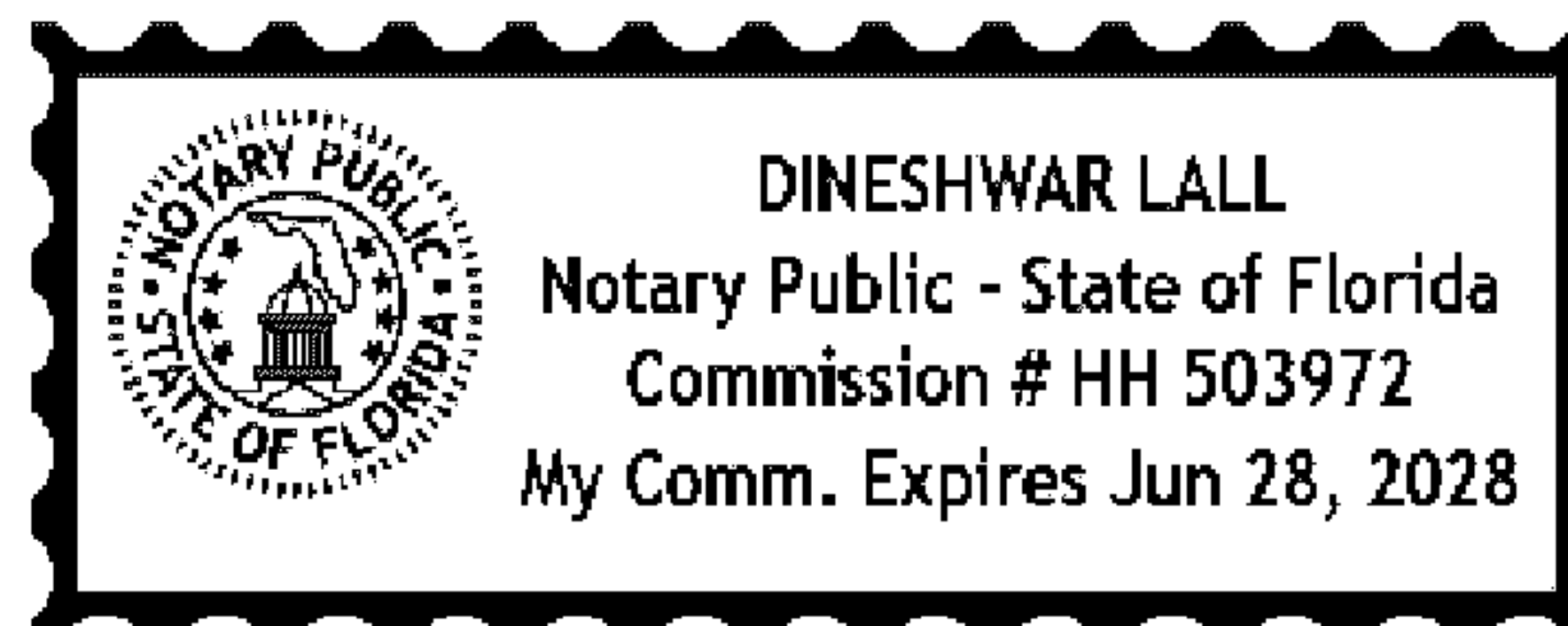
STATE OF FLORIDA
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 14th day of August, 2026, by Michael Anthony Auld, ☐ who is/are personally known to me or ☒ who has/have produced drivers license as identification.

Dineshwar Lall
Signature of Notary Public

Dineshwar Lall
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 14th day of August, 2026, by Trevor Auld, ☐ who is/are personally known to me or ☒ who has/have produced drivers license as identification.

Dineshwar Lall
Signature of Notary Public

Dineshwar Lall
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

