

Prepared by and return to:
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File Number: 34727

8/24/2026 3:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3536490

Doc Stamp-Deed: \$3,213.00

Parcel Number: 0422110011

Warranty Deed

This Warranty Deed made this **24th day of August, 2026** between **KEVIN HANLEY, a single man**, whose post office address is **774 Bridle Oaks Drive, Venice, FL 34292**, grantor, and **JOSEPH MARTIN and ERIKA MARTIN, husband and wife**, whose post office address is **121 Woodingham Drive, Venice, FL 34292**, 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, situated, lying and being in **Sarasota County, Florida** to-wit:

Lot 11, THE ESTATES OF CHESTNUT CREEK NO. I, according to the map or plat thereof as recorded in Plat Book 30, Page 3, Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record, if any, governmental regulations and taxes for 2026 and subsequent years.

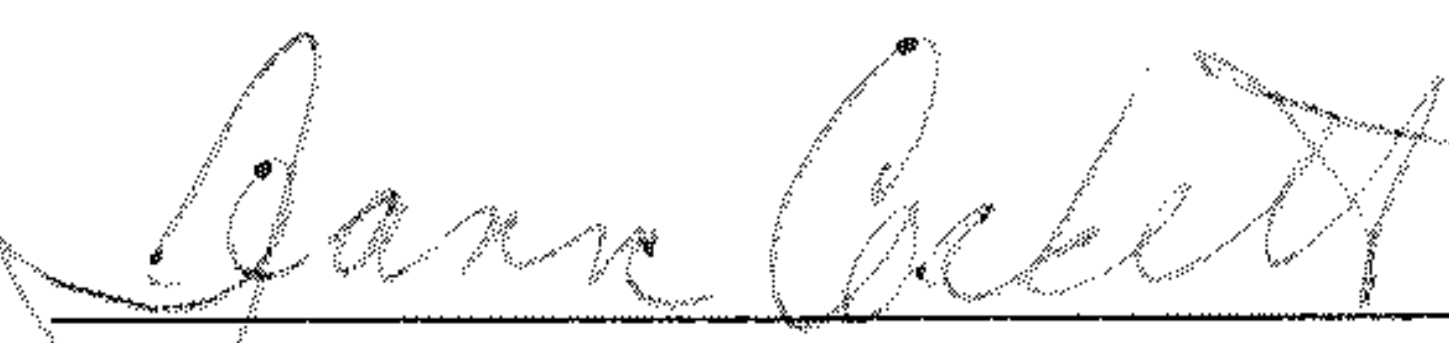
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

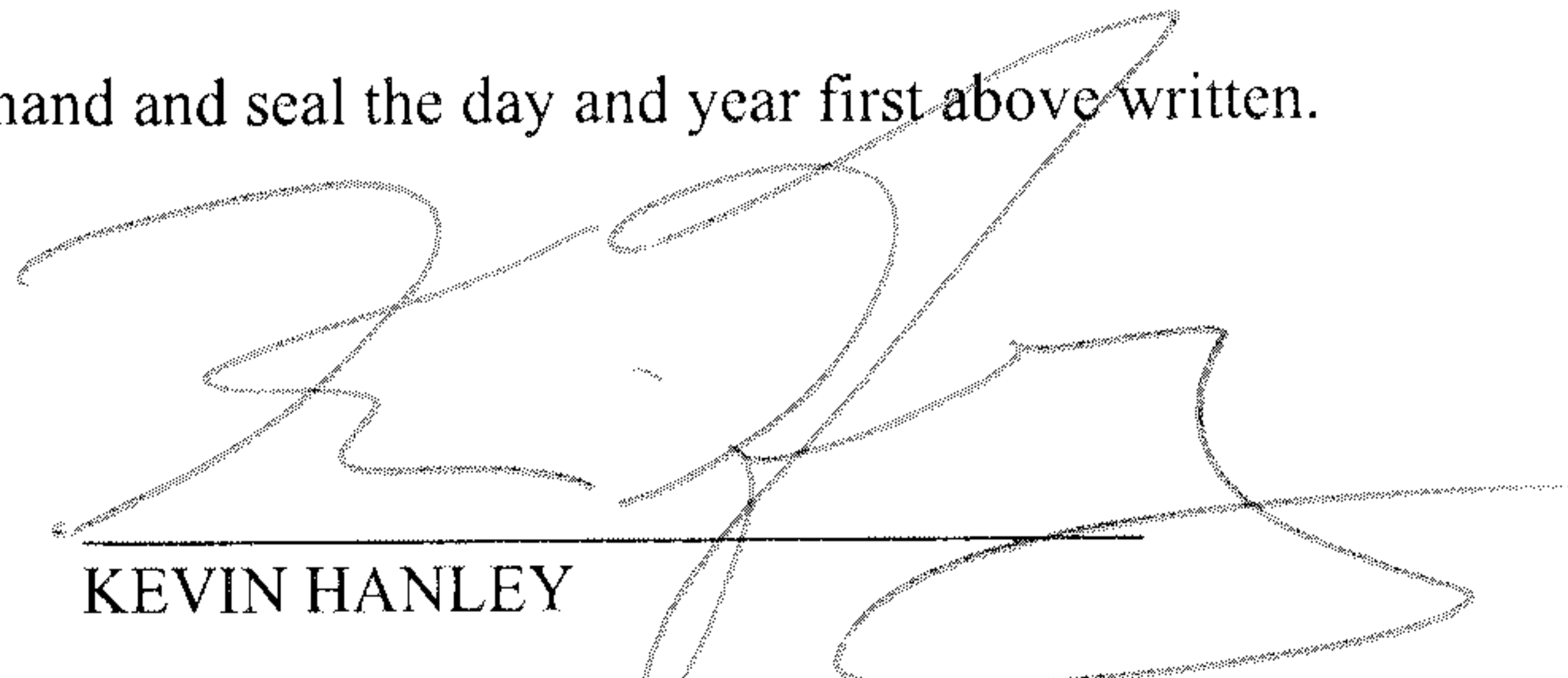
To Have and to Hold, the same in fee simple forever.

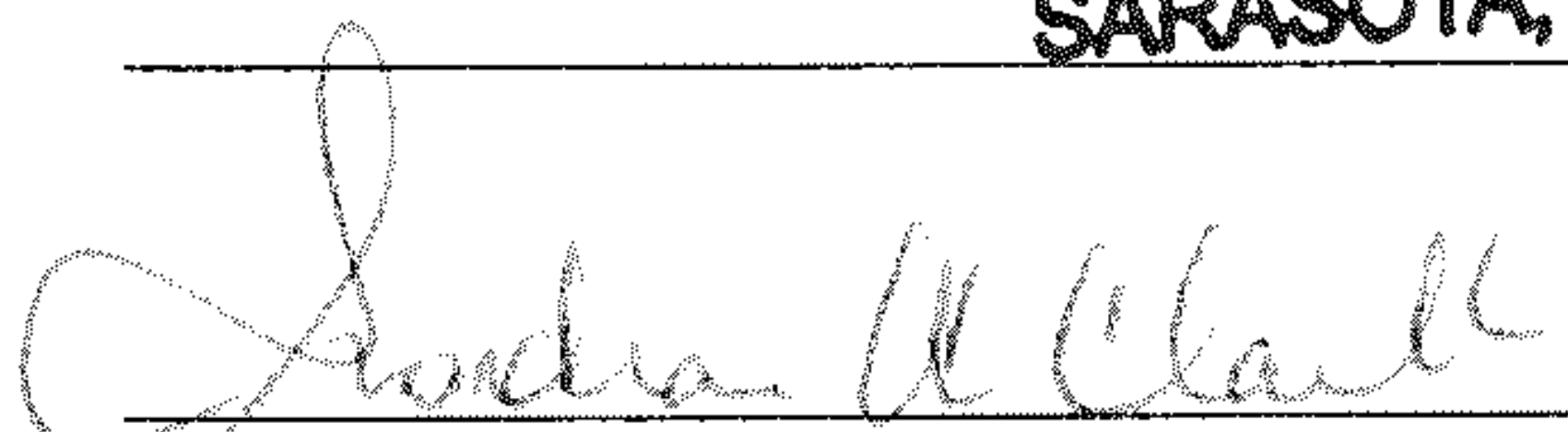
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2025**.

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:


Witness
Printed Name: Jeannette Corbett
P.O. Address: 1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34236

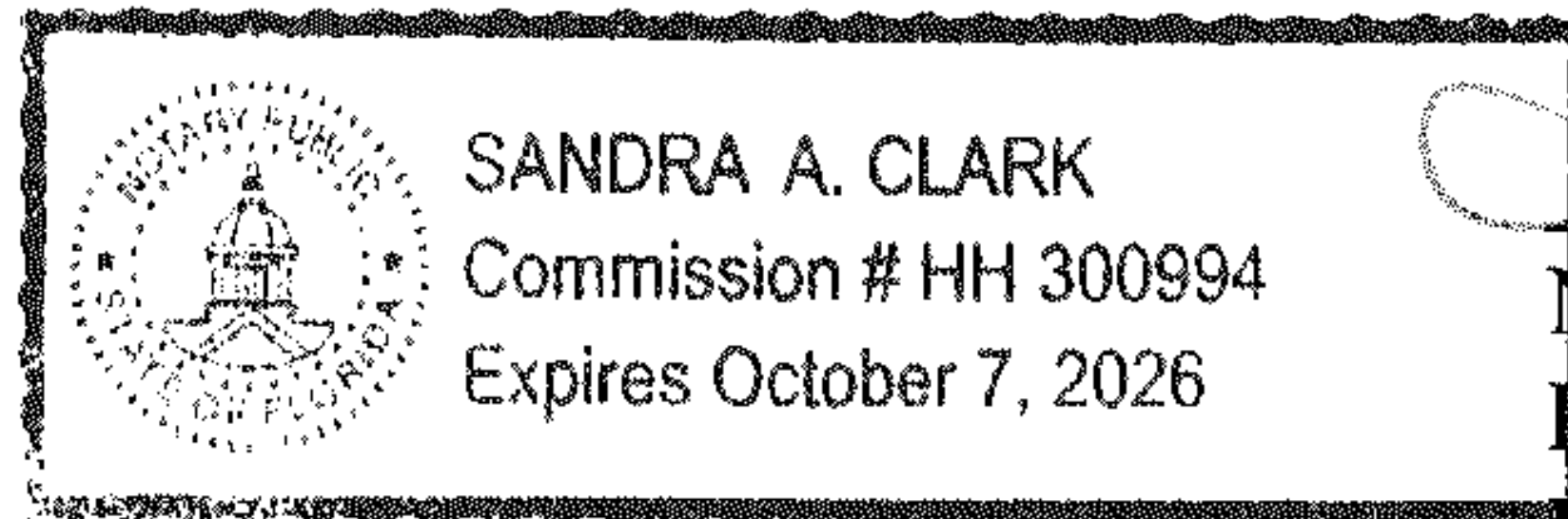

KEVIN HANLEY


Witness
Printed Name: SANDRA A. CLARK
P.O. Address: 1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34236

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of August, 2026 by KEVIN HANLEY who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Sandra A. Clark

Notary Public
Print Name: _____
My Commission Expires: _____