

8/26/2026 4:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537743

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Shantelle D. Porack

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

2575 Tamiami Trail

Port Charlotte, Florida 33952

Our File No.: S26-0347

Property Appraisers Parcel Identification (Folio) Number:

Doc Stamp-Deed: \$1,883.00

Florida Documentary Stamps in the amount of \$1883.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 25th day of August, 2026 by WILLIAM G. NOLAN, JR., Individually and as Trustee of the WILLIAM G. NOLAN JR. REVOCABLE TRUST AGREEMENT Dated December 18, 2015, whose mailing address is 3980 ALIBI TER, NORTH PORT, FL 34286 herein called the Grantor, to DAVID W. KENYON and SANDRA E. KENYON, husband and wife whose mailing address is 312 GARFIELD ST, TECUMSEH, NE 68450, hereinafter called the Grantees:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in SARASOTA County, State of Florida, viz.:

Lot 2, Block 165, 5th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 11, Pages 33 and 33A thru 33R, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

Grantor covenants that the above described property is not his Homestead property, nor is it adjacent to nor contiguous to any homestead property owned by him.

The Grantor herein covenants that he is currently the Trustee of the above named Trust, and that said Trust has not been amended or revoked as of this date and that the transaction herein is an arms-length sale to a bona-fide purchaser for value.

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 Grantees 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, and hereby 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.

