

Consideration: \$560,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50076-001

8/28/2026 3:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538775

Property Appraiser's Parcel ID No.: 0059-16-0018

Doc Stamp-Deed: \$3,920.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 27th day of August, 2026, by and between **ROGER W. KELLY AND DEBRA L. KELLY, HUSBAND AND WIFE**, whose address is **12368 Southwest 81st Street, Dunnellon, FL 34432** (hereinafter "GRANTOR"), and **JANIS JOY BAIE, AS TRUSTEE OF THE JANIS BAIE LIVING TRUST DATED JUNE 15, 2016**, whose address is **875 West Little Ranch Road, Paulden, AZ 86334** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 11, BLOCK 7, VILLAGE GREEN CLUB ESTATES SUBDIVISION, UNIT B, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 14 AND 14A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Svetlana Parentko
P.O. Address 3700 S. Tamiami Trail
Sarasota, FL 34239

(2) [Signature]
Printed Name William McComb
P.O. Address 3700 S. Tamiami Trail
Sarasota, FL 34239

GRANTOR:

[Signature]
Roger W. Kelly
[Signature]
Debra L. Kelly

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of August, 2026, by Roger W. Kelly and Debra L. Kelly, ☐ who is/are personally known to me or ☒ who has/have produced FLORIDA Driver License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

