

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026118518 2 PG(S)**

Prepared by and return to:

Misty M. Clausen
ELT of Sarasota County
866 South Tamiami Trail
Unit 1
Port Charlotte, FL 33953
(941) 799-4800
File No PC-26-103

8/31/2026 3:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539258

Doc Stamp-Deed: \$2,799.30

Parcel Identification No 0968-05-7538

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of August, 2026, between Linda D. Klingenberg, Individually and as Trustee of Linda D Klingenberg 2015 Living Trust dated May 14, 2015, a married woman, whose post office address is 3341 Sandstone Court, Lake in the Hills, IL 60156, of the County of McHenry, Illinois, Grantor, to Robert Kiernan, a single man, whose post office address is 2613 Trianna Street, North Port, FL 34291, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lots 38 and 39, Block 575, Eighteenth Addition To Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 14, Page(s) 6, of the Public Records of Sarasota County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 3341 Sandstone Court, Lake in the Hills, IL 60156.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Linda D Klingenberg 2015 Living Trust dated May 14, 2015

By: Linda D. Klingenberg
Linda D. Klingenberg, Individually and as Trustee

x Betty Davis
WITNESS
*PRINT NAME: Betty Davis

Kenneth Kaiser
WITNESS
PRINT NAME: Kenneth Kaiser

3340 Sandstone CT L1TH
LAKE IN THE HILLS, IL. 60156
WITNESS 1 ADDRESS

502 N. Plum Grove Rd.
Palatine, IL. 60067
WITNESS 2 ADDRESS

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of August, 2026, by Linda D. Klingenberg, Individually and as Trustee of Linda D Klingenberg 2015 Living Trust dated May 14, 2015, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Kenneth Kaiser
Signature of Notary Public

Kenneth Kaiser
Print, Type/Stamp Name of Notary

