

**RECORDED IN OFFICIAL RECORDS
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9/18/2026 4:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547198

APN: 0779021131

RECORDING REQUESTED BY/RETURN TO:

ZILLOW CLOSING, LLC
5717 LEGACY DRIVE, SUITE 250
PLANO, TEXAS 75024

Doc Stamp-Deed: \$5,215.00

SEND TAX NOTICES TO:

OZELLE T. LAWRENCE &
CHRISTOPHER L. LAWRENCE
20655 VALPRATO CT
VENICE, FL 34293

PREPARED BY:

JESSICA JAMBOR
ZILLOW CLOSING, LLC
5717 LEGACY DRIVE, SUITE 250
PLANO, TEXAS 75024
FILE NO. FL2106284

WARRANTY DEED

On this **15th, day of September, 2026** for good consideration in the amount of \$745,000.00 I (we) **Casey Kenney and Alison J. Kenney, husband and wife**, whose mailing address is **12 Dominica Dr Englewood, FL 34223**, hereby bargain, deed and convey to **Christopher Loren Lawrence and Ozelle T. Lawrence, Husband and Wife**, whose mailing address is **20655 Valprato Ct Venice, FL 34293**, the following described land in Sarasota County, State of Florida, free and clear with WARRANTY COVENANTS; to wit:

SEE ATTACHED EXHIBIT "A"

APN: 0779021131

MORE COMMONLY KNOWN AS: 20655 Valprato Ct Venice, FL 34293

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

IN WITNESS WHEREOF, the said parties of the part have set their hands on 9/15/20.

[Signature]
Casey Kenney

[Signature]
Alison J. Kenney

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

[Signature]
Witness Signature

Print Name: MARK R. BEAN
Address: 840 Pamela Dr
APT, FL 33750

[Signature]
Witness Signature

Print Name: STEPHEN E. AULT
Address: 20129 LAGENTE CIR.
VENICE, FL 34293

STATE OF FLORIDA
COUNTY OF Sarasota SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 15 day of Sept. 2020 by Casey Kenney and Alison J. Kenney, who are ☐
personally known to me or ☒ who produced drivers lic as identification.

[Signature]
Notary Public
Printed Name: MARK R. BEAN
My Commission Expires: 7-17-21
Commission # HH295609

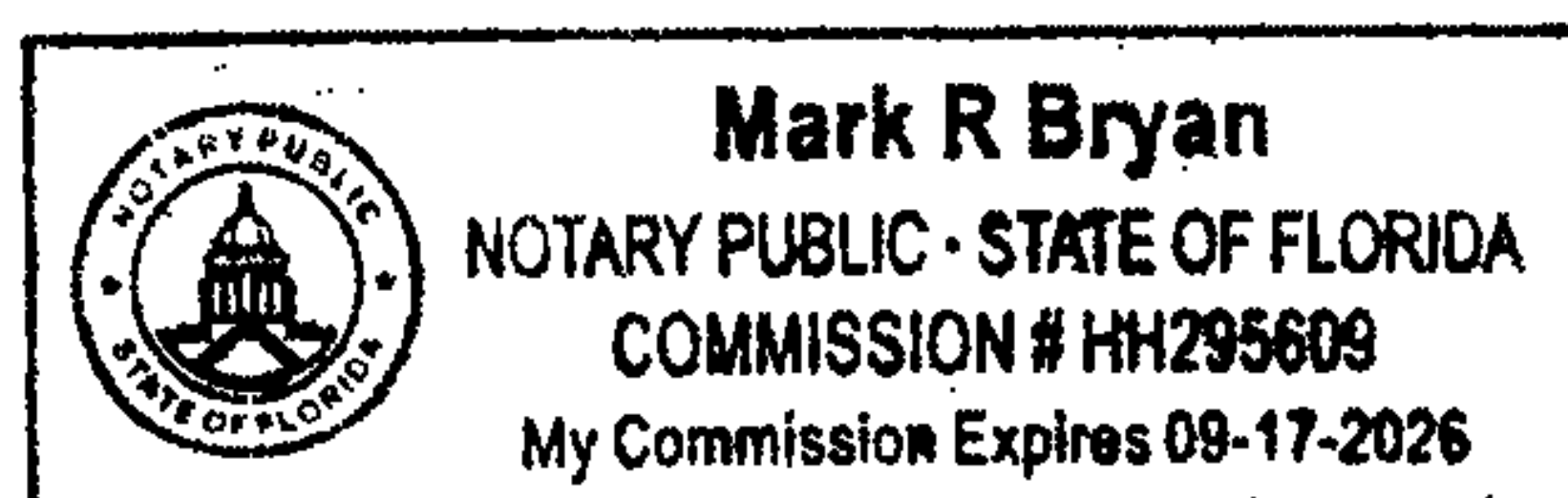


EXHIBIT “A”

The following described real property located and situated in the County of Sarasota, State of Florida, to wit:

Lot 1131, of GRAN PARADISO, PHASE 7, according to plat thereof, as recorded in Plat Book 51, Page 6, of the Public Records of Sarasota County, Florida.

Parcel ID No.: 0779021131