

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026128622 2 PG(S)**

9/22/2026 3:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3547926

Prepared by and Return to:
Peter J. Pike, Esq.
Pike Law Firm, P.A.
4901 26th Street West, Suite B
Bradenton, FL 34207
Parcel ID Number: 0136020035
Our File No.: 2026-831
Consideration: \$749,000.00

Doc Stamp-Deed: \$5,243.00

Warranty Deed

Made September 18, 2026, A.D., by Rene Chapman, a single woman, Individually and as Trustee of the The Rene Chapman Trust Agreement dated September 5, 2024, 8316 Marina Drive, Holmes Beach, FL 34217 (the "Grantor"), to David Cleveland and Nancy Cleveland, husband and wife, 5735 Ferrara Dr., Sarasota, FL 34238 (the "Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, Florida, viz:

Lot 197, VILLAGEWALK, UNIT 1B, according to the map or plat thereof as recorded in Plat Book 42, Page 31, Public Records of Sarasota County, Florida.

Being and intended to be the same premises conveyed to the Grantor herein by deed recorded September 6, 2024, in Instrument No. 2024122004, Public Records of Sarasota County, Florida.

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

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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Peter J. Pike

4901 26 St. W., Bradenton, FL 34207



Colleen Calabro

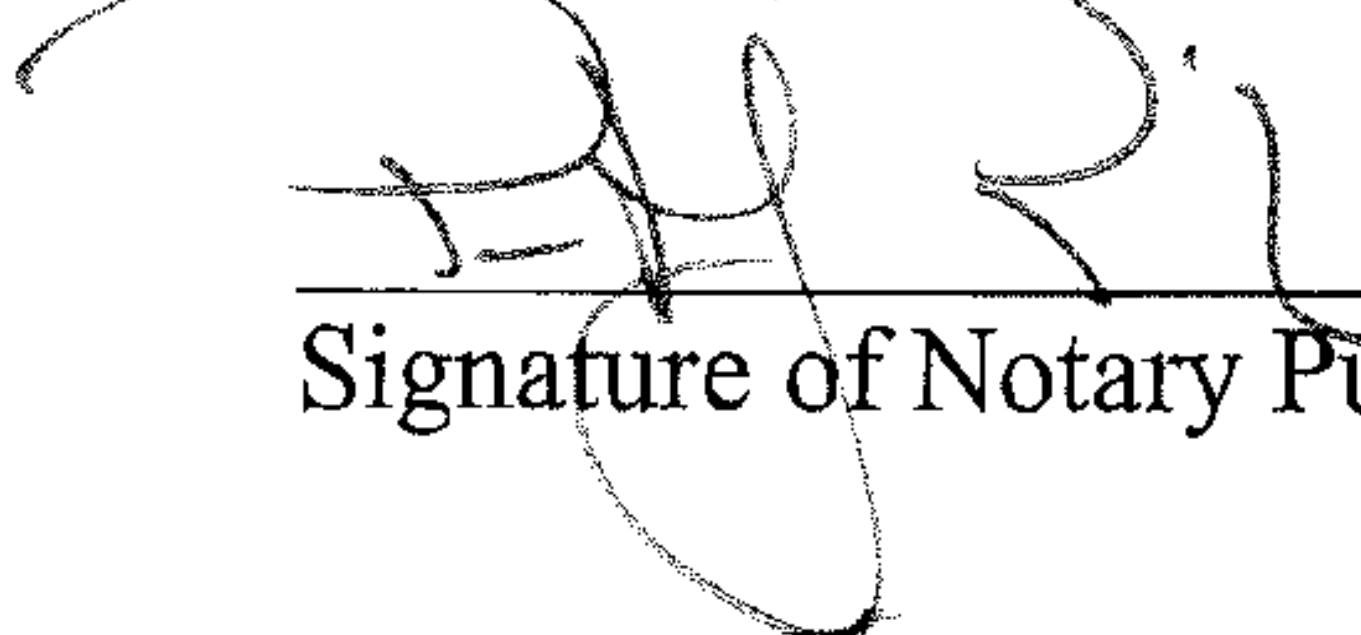
4901 26 St. W., Bradenton, FL 34207



Rene Chapman, Individually and as Trustee
of The Rene Chapman Trust Agreement dated
September 5, 2024

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of September, 2026, by Rene Chapman, Individually and as Trustee of The Rene Chapman Trust Agreement dated September 5, 2024, ☐ who is personally known to me or ☒ who has produced FL drivers license as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary



Peter J. Pike
Comm.: HH 334089
Expires: February 19, 2027
Notary Public - State of Florida