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3/26/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3471894

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29084

Doc Stamp-Deed: \$4,200.00

Consideration: \$600,000.00

General Warranty Deed

Made this March 26, 2026 By **Robert E. Roylance, individually as an unremarried widow and as Trustee of the Robert E. Roylance Revocable Trust under Agreement dated November 1, 2000**, whose post office address is: 401 Cabbage Patch Lane, Mountain City, Tennessee 37683, hereinafter called the Grantor, to **Kenneth Farber and Jennifer Farber, husband and wife**, whose post office address is: 1353 Elkhorn Drive, Blacklick, Ohio 43004, hereinafter called 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:

Lot 17, Villa D'Este, according to the map or plat thereof, as recorded in Plat Book 31, Page(s) 45, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0116110016**

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Robert E. Roylance is still acting as Trustee.

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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And the Grantor hereby covenants with said Grantee 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; 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 taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in our presence:

Witness Signature: Elena Owens
Witness #1 Printed Name: Elena Owens
Post Office Address: 115 Village Sq Ln
Mt City TN 37683

Robert E. Roylance (Seal)
Robert E. Roylance, individually and as Trustee of the Robert E. Roylance Revocable Trust under Agreement dated November 1, 2000

Witness Signature: Laura Wallace
Witness #2 Printed Name: Laura Wallace
Post Office Address: 115 Village Sq Ln
Mt City TN 37683

State of Florida
County of Sarasota

I am a Notary Public of the State of TN, and my commission expires on 3/24/2029. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this March 20, 2026, by Robert E. Roylance, individually and as Trustee of the Robert E. Roylance Revocable Trust under Agreement dated November 1, 2000, who is personally known to me or who produced Driver Licence as identification.

Elena D Owens
Notary Public
My Commission Expires: 3/24/2029
ELENA DALE OWENS
STATE OF TENNESSEE
NOTARY PUBLIC
SARASOTA COUNTY

(SEAL)