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3/26/2026 2:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3471943

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29045

Doc Stamp-Deed: \$3,850.00

Consideration: \$550,000.00

General Warranty Deed

Made this March 26, 2026 By **Scott E. Pickens, Individually and as Successor Trustee of John Lloyd Rice Revocable Trust dated 2/17/2005, as amended and restated on 9/23/2016, as amended and restated on 8/29/2022**, whose post office address is: PO Box 711565, Herndon, Virginia 20171, hereinafter called the Grantor, to **Faron F. Frey and Wanda Jean Frey, husband and wife**, whose post office address is: 14597 CR 40, Goshen, Indiana 46528, 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 98, BARTON FARMS UNIT I, according to the map or plat thereof, as recorded in Plat Book 38, Page(s) 46, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0245130011**

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.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

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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: *Lauren Kohl*
Witness # 1 Printed Name: Lauren Kohl
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

Scott E. Pickens (Seal)
Scott E. Pickens, Individually and as Successor Trustee of John Lloyd Rice Revocable Trust dated 2/17/2005, as amended and restated on 9/23/2016, as amended and restated on 8/29/2022

Witness Signature: *Melissa Petruccelli*
Witness # 2 Printed Name Melissa Petruccelli
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

State of Florida
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this March 9, 2026, by **Scott E. Pickens, Individually and as Successor Trustee of John Lloyd Rice Revocable Trust dated 2/17/2005, as amended and restated on 9/23/2016, as amended and restated on 8/29/2022**, who is/are personally known to me or who produced DL as identification.

Lauren Kohl

Notary Public
My Commission Expires: _____

(SEAL)

