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INSTRUMENT # 2026040893 2 PG(S)

3/30/2026 2:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473294

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number:29025

Doc Stamp-Deed: \$15,732.50

Consideration: \$2,247,500.00

## General Warranty Deed

Made this March 30, 2026 By **Aaron Michael Kehoe and Cara Alexandria Macksoud, individually as husband and wife and as Trustees of the Kehoe-Macksoud Joint Trust dated May 29, 2024**, whose post office address is: 1350 Chatfield Place, Orlando, Florida 32814, hereinafter called the Grantor, to **Richard Clark and Kristin R. Anthony, husband and wife**, whose post office address is: 37 Mary Lane, Cumberland Foreside, Maine 04110, 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 9, Lemon Bay Estates, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 38, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0473050001**

**Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and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 Aaron Michael Kehoe and Cara Alexandria Macksoud are still acting as Trustees.**

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: [Signature]  
Witness # 1 Printed Name: Lauren P Kohl  
Post Office Address: 414 S. Tamiami Trail  
Osprey, FL 34229

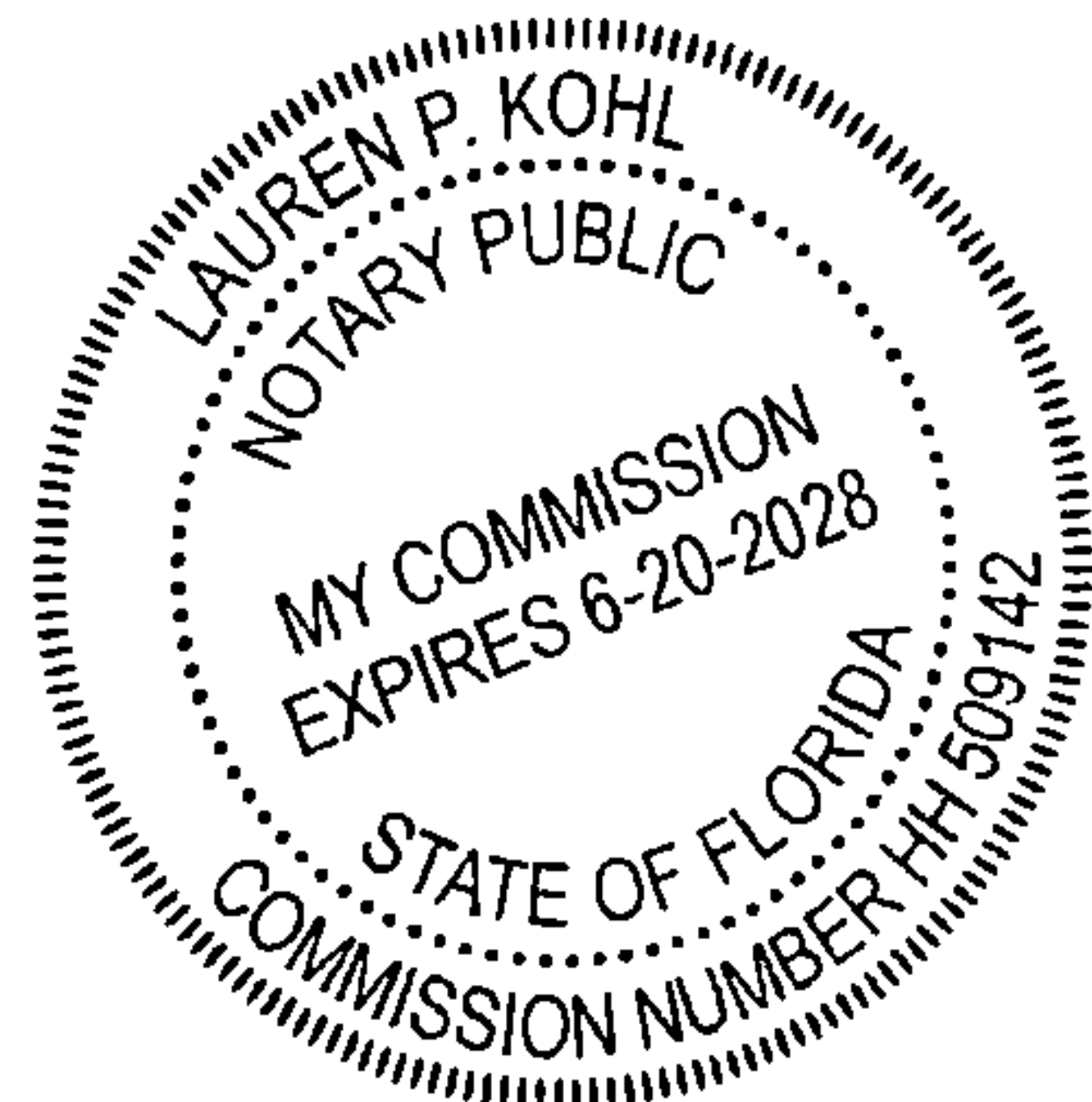
[Signature] (Seal)  
Aaron Michael Kehoe, individually and as Trustee of the  
Kehoe-Macksoud Joint Trust dated May 29, 2024

Witness Signature: [Signature]  
Witness # 2 Printed Name: Todd A Currey  
Post Office Address: 626 Crane Private way  
Osprey, FL 34229

[Signature] (Seal)  
Cara Alexandria Macksoud, individually and as Trustee of  
the Kehoe-Macksoud Joint Trust dated May 29, 2024

State of Florida  
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_. The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this March 18, 2026, by Aaron Michael Kehoe and Cara Alexandria Macksoud, individually and as Trustee of the Kehoe-Macksoud Joint Trust dated May 29, 2024, who are personally known to me or who produced DL as identification.



[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

(SEAL)