

3/30/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473310

Doc Stamp-Deed: \$3,255.00

Prepared by and return to:
Matthew J. Thompson Esq.
Kauffman Thompson, PLLC
1990 Main Street, Suite 725
Sarasota, FL 34236
(941) 479-3006
File No 5318.00002

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Warranty Deed

This Warranty Deed is made effective as of the 30th day of March, 2026 by **JAMES D. FREEMAN** and **MICHELLE FREEMAN**, husband and wife, individually and **JAMES D. FREEMAN** as Trustee of the **FREEMAN FAMILY 2024 IRREVOCABLE TRUST**, dated **April 25, 2024**, whose post office address is: 7462 Cove Terrace, Sarasota, FL 34231 and **ETHAN P. FREEMAN**, an unmarried man, whose post office address is: 6637 Bowline Drive, Sarasota, FL 34231, collectively hereinafter called the Grantor, to **KARI A. BUEGE and ERIC W. BUEGE, wife and husband** whose post office address is: 6637 Bowline Drive, Sarasota, FL 34231, 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 **\$465,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

Lot 35, Block 36, A REPLAT OF UNIT NO. 14, GULF GATE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 18, Page 27, of the Public Records of Sarasota County, Florida.

A/K/A 6637 Bowline Drive, Sarasota, FL 34231

Parcel ID Number: 0102-08-0052

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

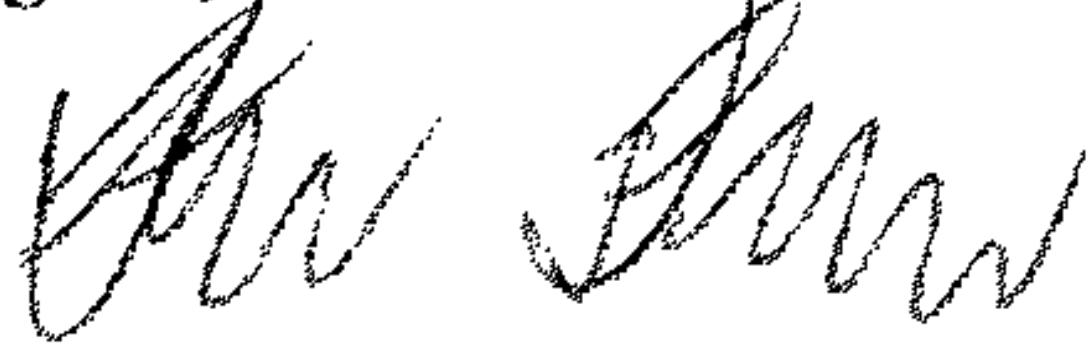
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

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 and assessments accruing subsequent to December 31, 2025

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal as of the Effective Date as first above written.

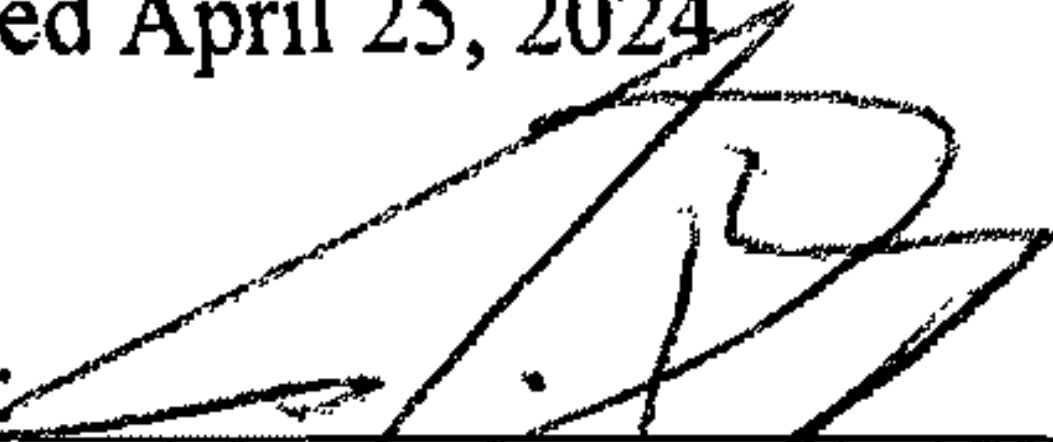
Signed, sealed and delivered in our presence:



ETHAN P. FREEMAN


MICHELLE FREEMAN

FREEMAN FAMILY 2024 IRREVOCABLE TRUST,
dated April 25, 2024


By: 

JAMES D. FREEMAN, Individually and as Trustee


WITNESS
PRINT NAME: **Maria Rasmussen**
(Witness as to all Signers)

1990 Main St., Ste.725
Sarasota, FL 34236

WITNESS 1 ADDRESS

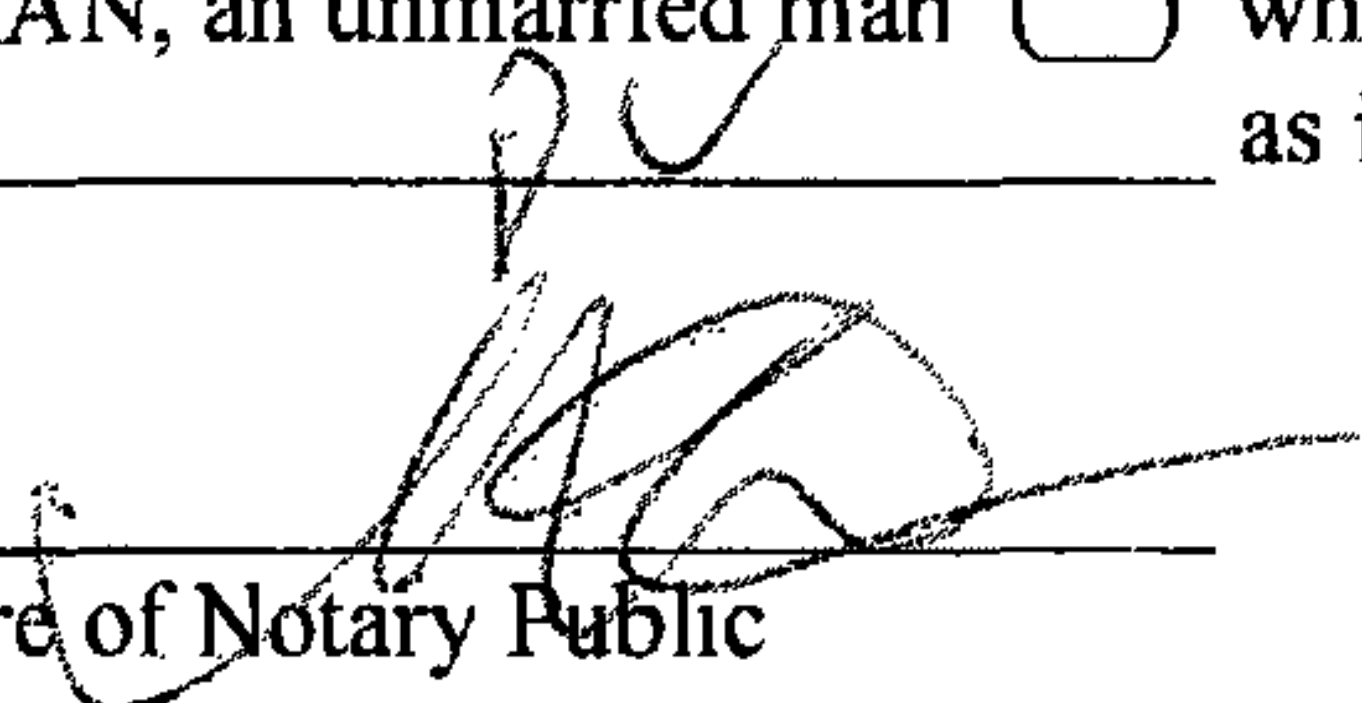

WITNESS
PRINT NAME: **Matthew Thompson**
(Witness as to all Signers)

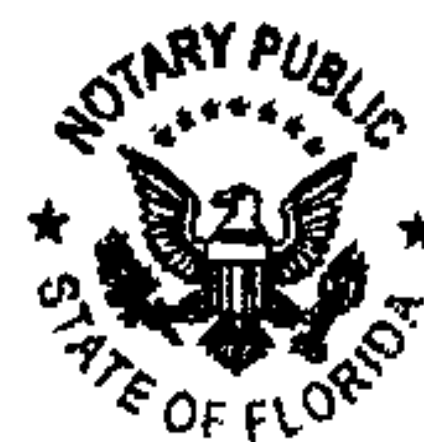
1990 Main St., Ste.725
Sarasota, FL 34236

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 30th day of March, 2026, by JAMES D. FREEMAN and MICHELLE FREEMAN, husband and wife, individually and JAMES D. FREEMAN as Trustee of the FREEMAN FAMILY 2024 IRREVOCABLE TRUST, dated April 25, 2024 and ETHAN P. FREEMAN, an unmarried man () who is/are personally known to me or () who has/have produced _____ as identification.


Signature of Notary Public



MARIA RASMUSSEN
Commission # HH 693711
Expires September 2, 2027

Print, Type/Stamp Name of Notary