

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041997 2 PG(S)**

3/31/2026 4:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474209

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29118

Doc Stamp-Deed: \$2,975.00

Consideration: \$425,000.00

General Warranty Deed

Made this March 31, 2026 By **Larry G. VanHook, Individually and as Trustee of the Larry G. VanHook Revocable Living Trust Agreement dated February 14, 2017 and Linda N. VanHook, Individually and as Trustee as Trustee of the Linda N. VanHook Revocable Living Trust Agreement dated February 14, 2017, as joint tenants with rights of survivorship**, whose post office address is: 3850 Highway 39 Somerset, Kentucky 42503, hereinafter called the Grantor, to **Tony R. Hahn and Bobbie S. Hahn, Husband and Wife**, whose post office address is: 8750 Midnight Pass Road #102 Sarasota, Florida 34242, 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:

Unit 102, Building C, Tortuga Beach, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1043, Page 1849, and as per plat thereof recorded in Condominium Book 7, Page 41, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantors herein state that the above referenced Trusts have not been revoked, amended or modified in any way which effects the powers of the trustees to grant, sell and convey real property and that said trusts are still in full force and effect and that Larry G. VanHook and Linda N. VanHook are still acting as Trustees of their Trusts.

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

Parcel ID Number: **0129072050**

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] (Seal)

Witness # 1 Printed Name: Shawn Daugherty Brittney Parks Larry G. VanHook, Individually and as Trustee of the Larry G. VanHook Revocable Living Trust Agreement dated

Post Office Address: 44 Public Square Parks February 14, 2017
Somerset Ky 42501

Witness Signature: [Signature]

Witness # 2 Printed Name: Shawn Daugherty

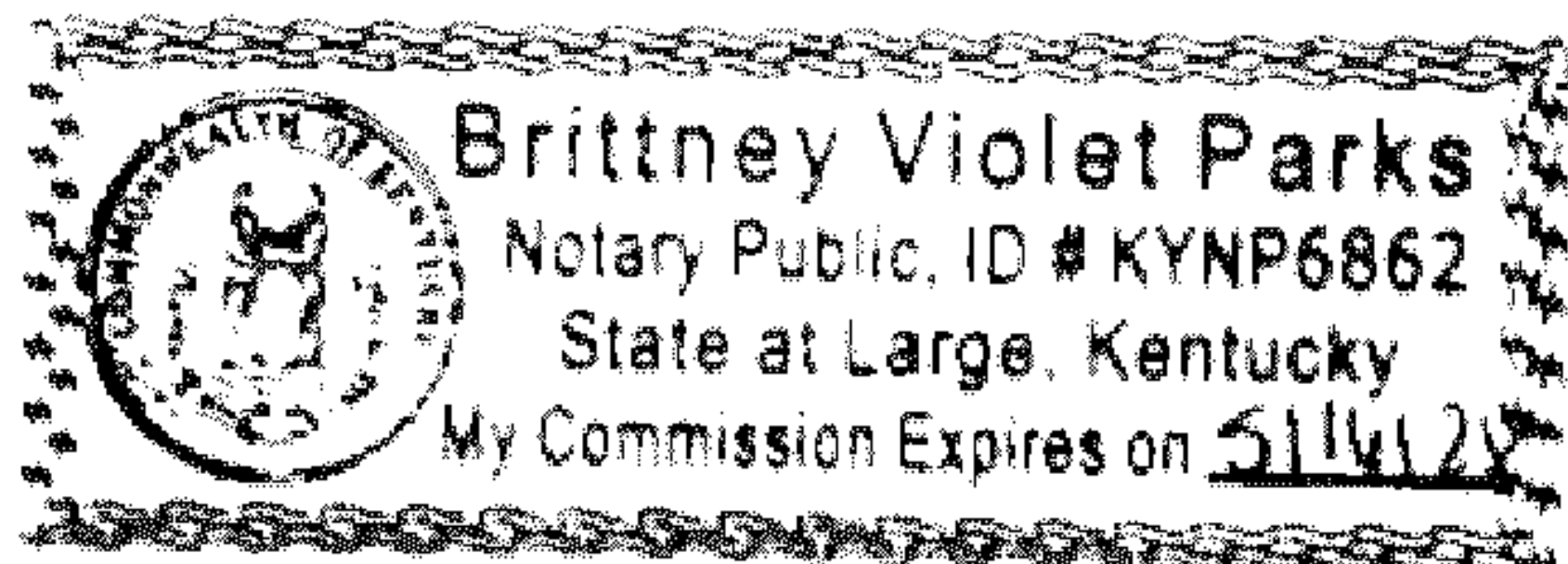
Post Office Address: 44 Public Square
Somerset Ky 42501

[Signature] (Seal)

Linda N. VanHook, Individually and as Trustee of the Linda N. VanHook Revocable Living Trust Agreement dated February 14, 2017

State of Kentucky
County of Pulaski

I am a Notary Public of the State of Kentucky, and my commission expires on 5/16/28. The foregoing instrument was acknowledged before me by means of (X) physical presence or [] online notarization this March 26, 2026, by Larry G. VanHook, Individually and as Trustee of the Larry G. VanHook Revocable Living Trust Agreement dated February 14, 2017 and Linda N. VanHook, Individually and as Trustee as Trustee of the Linda N. VanHook Revocable Living Trust Agreement dated February 14, 2017, who are personally known to me or who produced Drivers License as identification.



(SEAL)

[Signature] KYNP0802
Notary Public
My Commission Expires: 5/16/28