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INSTRUMENT # 2026042043 2 PG(S)

3/31/2026 4:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474239

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29073

Doc Stamp-Deed: \$6,300.00

Consideration: \$900,000.00

General Warranty Deed

Made this March 31, 2026 By **John McQuiston, III and Wendy Lee McQuiston, individually and as Successor Trustees of the George R. Hartshorn Living Trust u/a/d June 14, 2016**, whose post office address is: 423 Pebble Creek Court, Venice, Florida 34285, hereinafter called the Grantor, to **Stephen M. Horiuchi and Shari M. Horiuchi, husband and wife**, whose post office address is: 36 Davey Drive, West Orange, New Jersey 07052, 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 108, PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 9, according to the plat thereof as recorded in Plat Book 43, Page 9, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0425080005**

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and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 John McQuiston, III and Wendy Lee McQuiston are still acting as Trustees.

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.

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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Sarasota, Florida 34236
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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: LPK

Witness # 1 Printed Name: Lauren P Kohl

Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

John McQuiston III (Seal)
John McQuiston, III, individually and as Successor Trustee of
the George R. Hartshorn Living Trust u/a/d June 14, 2016

Witness Signature: Chris Shupavsky

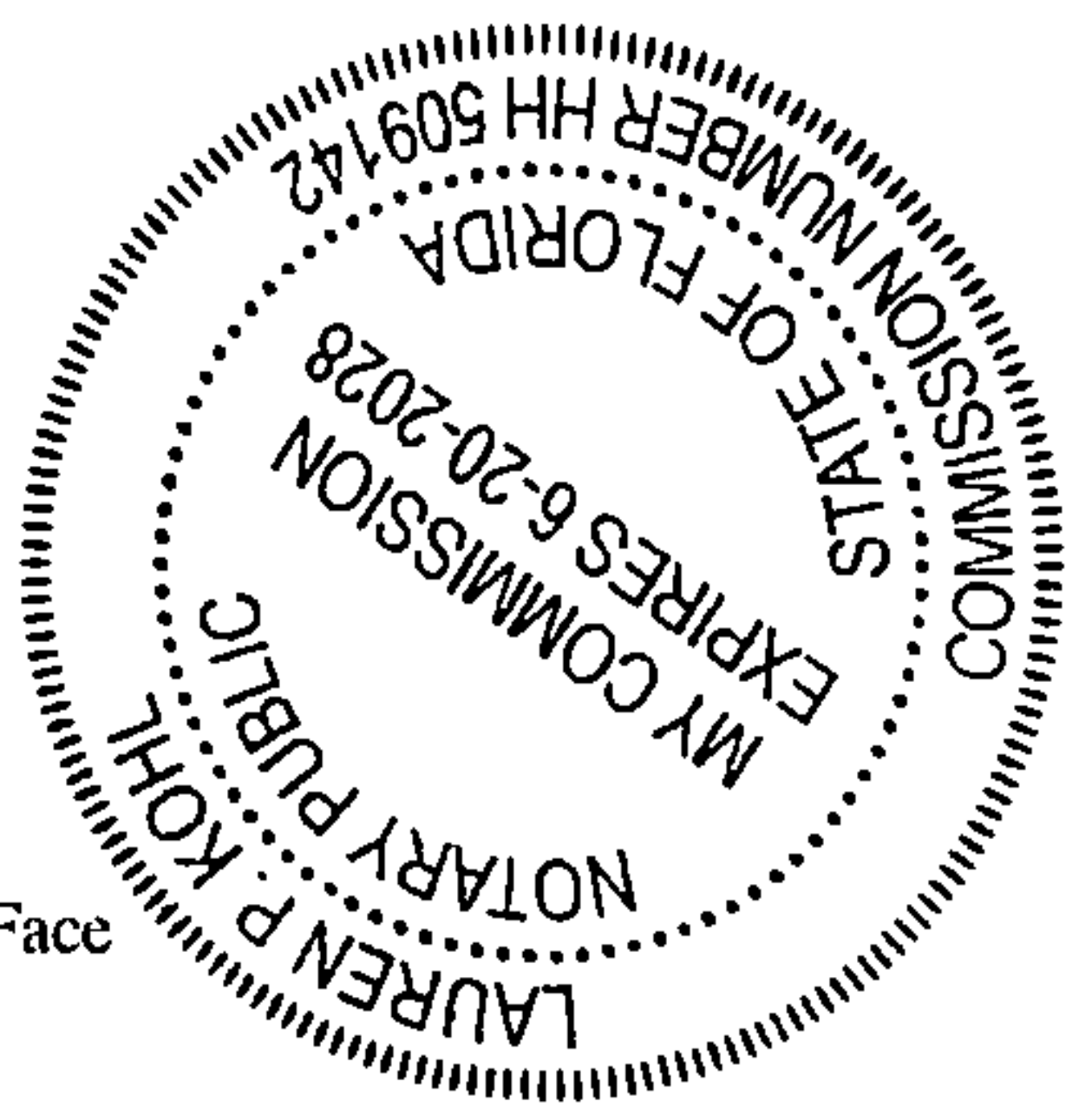
Witness # 2 Printed Name: Chris Shupavsky

Post Office Address: 8270 Woodland Center Blvd
Tampa FL 33614

Wendy Lee McQuiston (Seal)
Wendy Lee McQuiston, individually and as Successor Trustee
of the George R. Hartshorn Living Trust u/a/d June 14, 2016

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 [X] physical presence or [] online notarization this March 30, 2026, by John McQuiston, III and Wendy Lee McQuiston, individually and as Successor Trustees of the George R. Hartshorn Living Trust u/a/d June 14, 2016, who is/are personally known to me or who produced DL as identification.



LPK
Notary Public
My Commission Expires: _____

(SEAL)