

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042703 2 PG(S)**

4/1/2026 3:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474766

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29087

Doc Stamp-Deed: \$3,360.00

Consideration: \$480,000.00

General Warranty Deed

Made this April 1, 2026 By **Gisela Maria Schoenbach and Karl H. Schoenbach, individually as husband and wife and as Trustees of The Gisela Maria Schoenbach Living Trust dated July 12, 2010**, whose post office address is: 601 W. Rosemary Street #515, Chapel Hill, North Carolina 27516, hereinafter called the Grantor, to **Cynthia L. Moore, an unmarried woman**, whose post office address is: 1510 Pelican Point Drive #269, Sarasota, Florida 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 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 269 , Building 7, PELICAN COVE CONDOMINIUM VI, N/K/A PELICAN COVE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in O.R. Book 1156, Page 1188, and amendments thereto, including amendment of merger recorded in O.R. Book 1673, Page 918, as amended, and as per plat thereof, recorded in Condominium Book 9, Page 41, as amended , of the Public Records of Sarasota County, Florida

Parcel ID Number: **0126111019**

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and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 Gisela Maria Schoenbach and Karl H. Schoenbach 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.

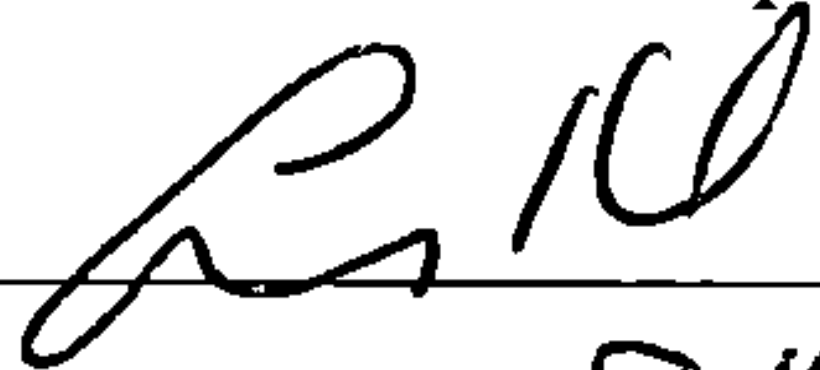
To Have and to Hold, the same in fee simple forever.

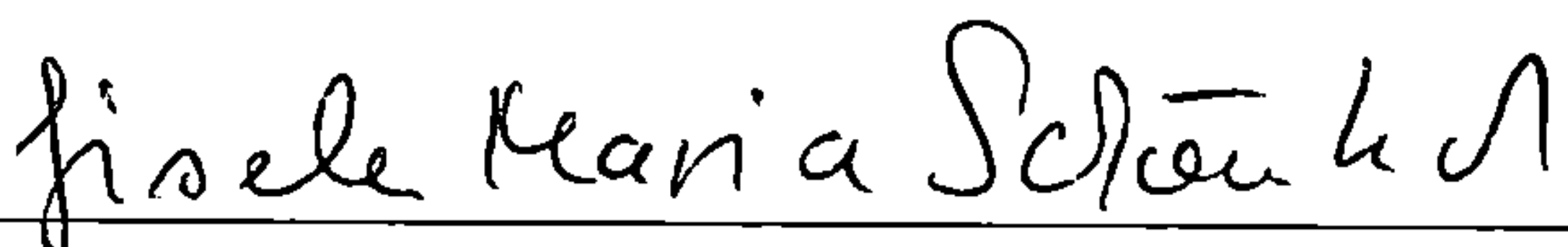
Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29087


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.

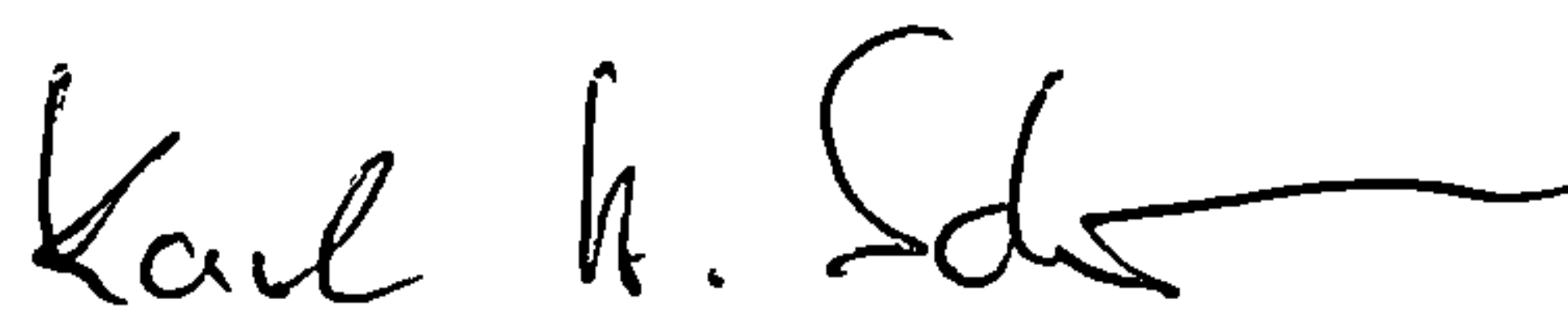
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


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

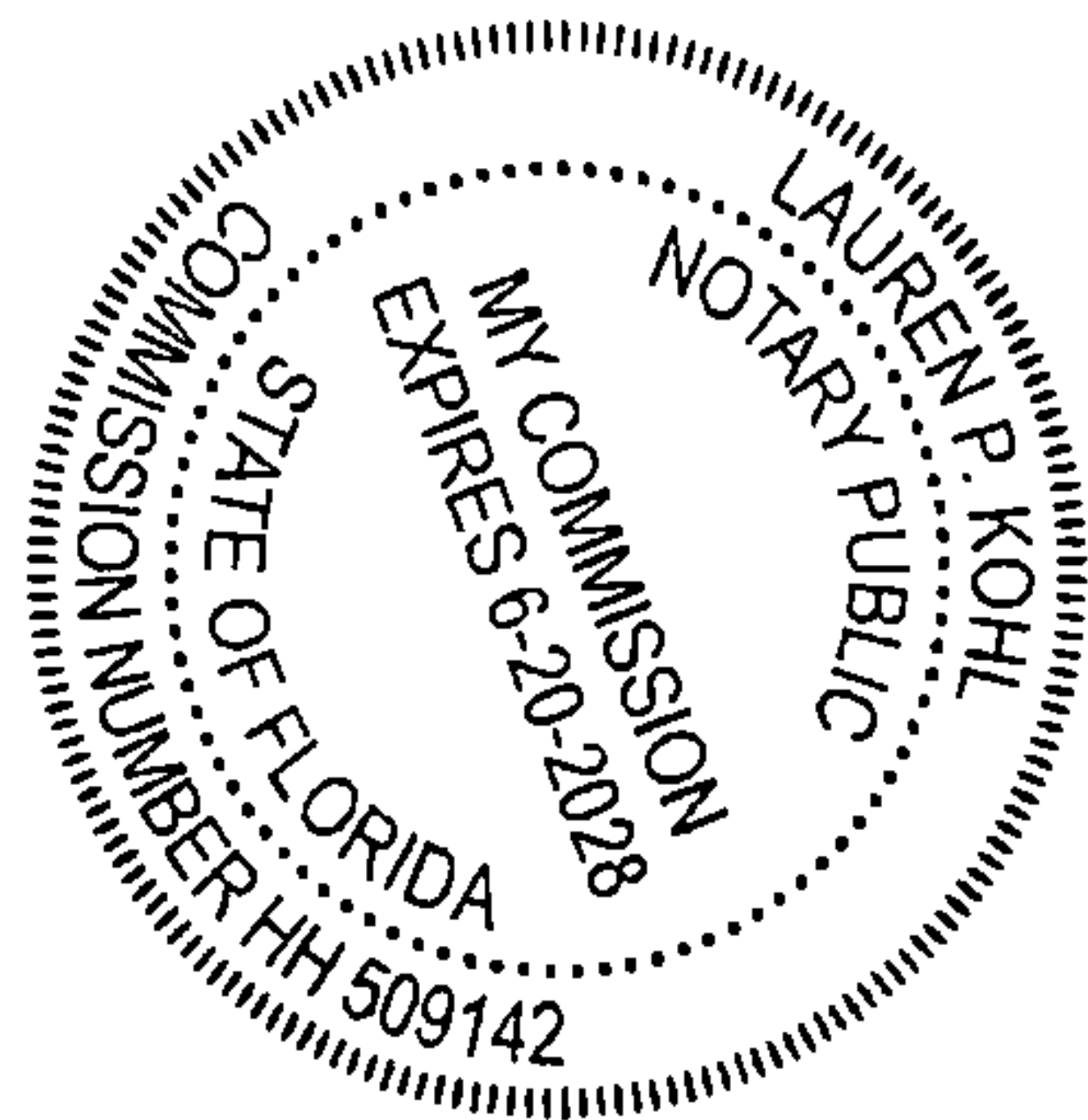
 (Seal)
Gisela Maria Schoenbach, individually and as Trustee of The
Gisela Maria Schoenbach Living Trust dated July 12, 2010

Witness Signature: 
Witness # 2 Printed Name: Kelly Anne Dietz
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

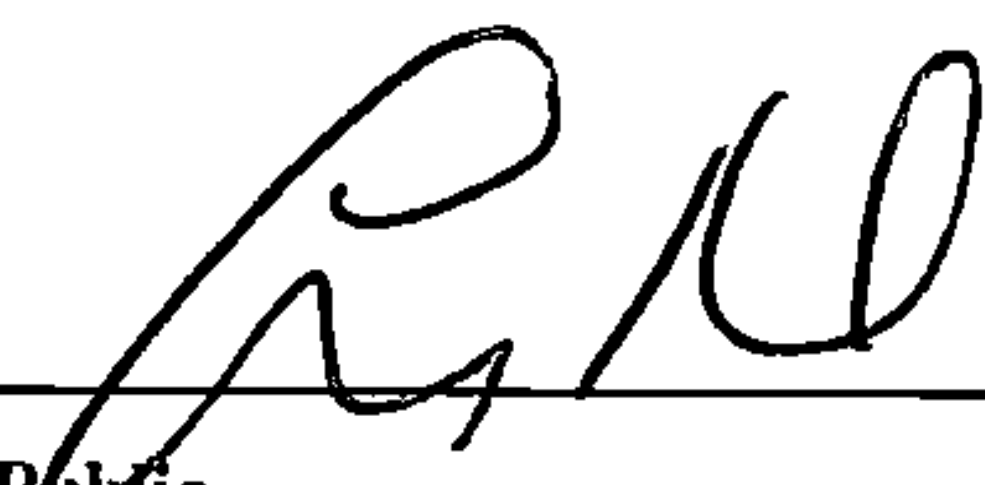
 (Seal)
Karl H. Schoenbach, individually and as Trustee of The
Gisela Maria Schoenbach Living Trust dated July 12, 2010

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 11, 2026, by Gisela Maria Schoenbach and Karl H. Schoenbach, individually and as Trustees of The Gisela Maria Schoenbach Living Trust dated July 12, 2010, who are personally known to me or who produced  as identification.



(SEAL)


Notary Public
My Commission Expires: _____