

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044614 2 PG(S)**

4/6/2026 2:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476311

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:28953

Doc Stamp-Deed: \$847.00

Consideration: \$121,000.00

General Warranty Deed

Made this April 3, 2026 By **Carol D. Putnam, as Successor Trustee of the Mary Jane Maloney Revocable Trust under Agreement dated the 13th day of February, 2013**, whose post office address is: 4658 Oak Hollow Drive, Sarasota, Florida 34241, hereinafter called the Grantor, to **Joan O'Neal, as Trustee of the Joan O'Neal Revocable Living Trust dated June 7, 2002**, whose post office address is: 4113 Carriage Drive Unit 24, Sarasota, Florida 34241, 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 24, Floor Plan B, "The Knolls", a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1254, Pages 1791 through 1842, inclusive, and as per plat thereof recorded in Condominium Book 11, Pages 24, 24A through 24B, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0257051024**

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.

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.


The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.


Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:28953

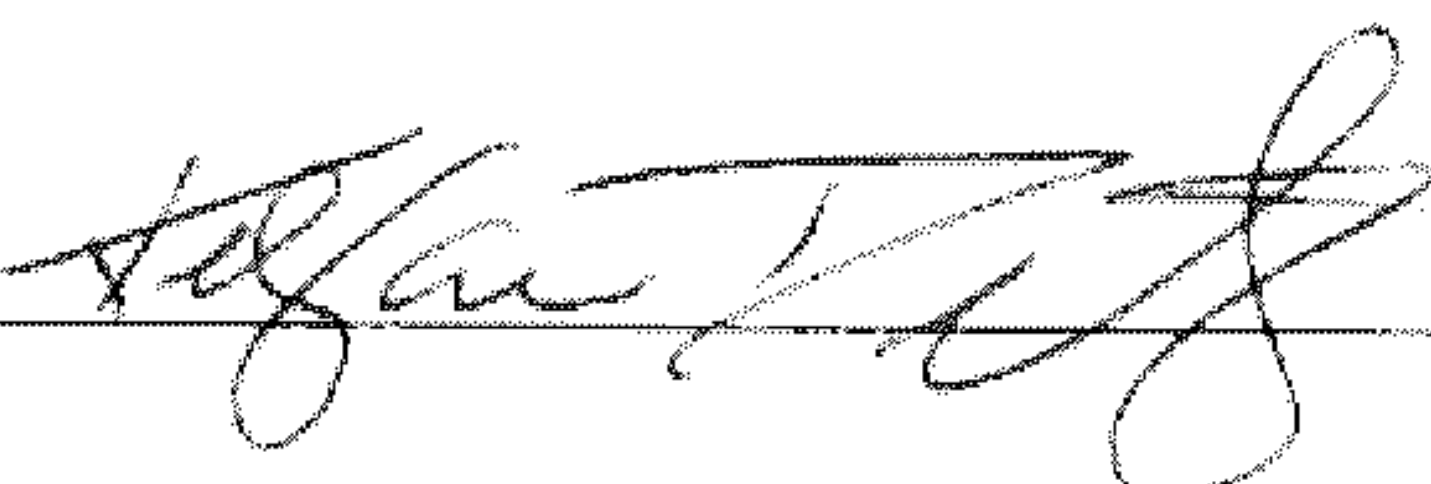
And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:

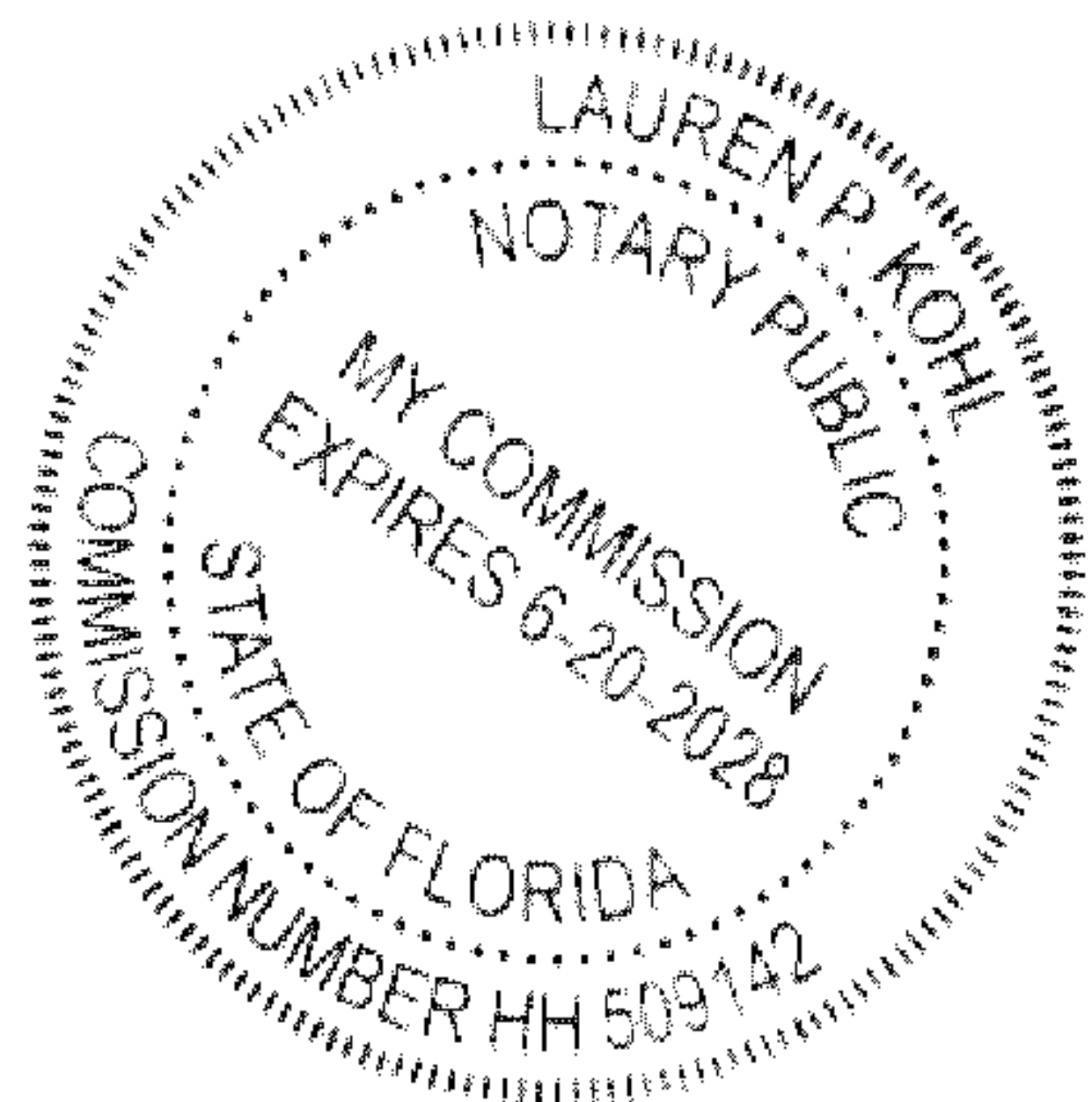
Witness Signature: 
Witness # 1 Printed Name: Lauren Kohl
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

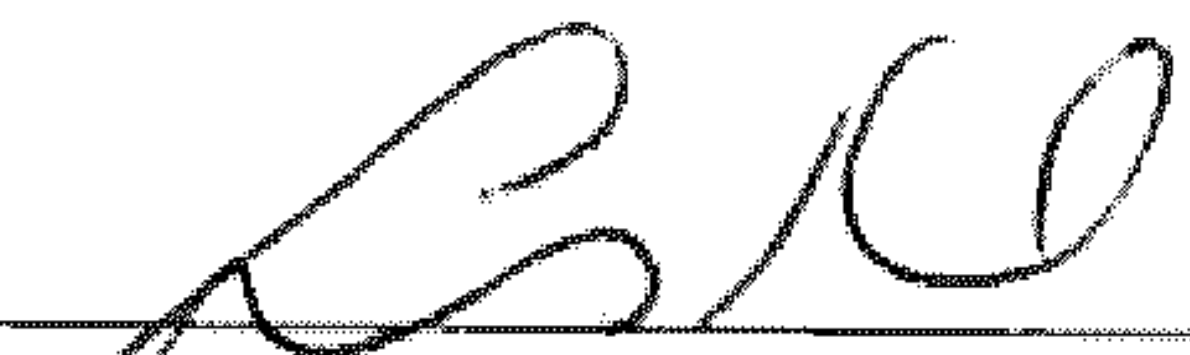
 (Seal)
Carol D. Putnam, as Successor Trustee of the Mary Jane Maloney Revocable Trust under Agreement dated the 13th day of February, 2013

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

State of Florida
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this April 2nd, 2026, by Carol D. Putnam, as Successor Trustee of the Mary Jane Maloney Revocable Trust under Agreement dated the 13th day of February, 2013, who is/are personally known to me or who produced DL as identification.




Notary Public
My Commission Expires: _____

(SEAL)