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INSTRUMENT # 2026047789 2 PG(S)

4/10/2026 5:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479019

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:28983

Doc Stamp-Deed: \$3,150.00

Consideration: \$450,000.00

General Warranty Deed

Made this April 10, 2026 By **Irene Rhodes, a married woman**, whose post office address is: 59 W. 71st Street, #8-A, New York, New York 10023, hereinafter called the Grantor, to **Randy Sable**, whose post office address is: 1633 Boathouse Circle #235, 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 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 212, Building 15, Pelican Cove Condominium F/K/A Pelican Cove IX, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1212, Page 1021, inclusive, amended and restated in Instrument No. 2009119816, and amendments thereto, and as per plat thereof recorded in Condominium Book 10, Page 23, all of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0126103026

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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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: (1) [Signature]

Witness #1 Printed Name: Edwin Gurgu

Post Office Address: 2077 Broadway NY
NY 10023

Irene Rhodes (Seal)
Irene Rhodes

Witness Signature: (2) [Signature]

Witness #2 Printed Name: Lenny Sanchez

Post Office Address: 2077 Broadway
New York, NY 10023

State of New York
County of New York

I am a Notary Public of the State of New York, and my commission expires on April 29, 2029. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this April 7th, 2026, by Irene Rhodes, who is/are personally known to me or who produced New York State D.L as identification.

(SEAL) Lenny Sanchez
Notary Public - State of New York
No. 01SA0036689
Qualified in Westchester County
My Commission Expires Apr. 29, 2029

[Signature]
Notary Public
My Commission Expires: April 29, 2029