

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026050452 2 PG(S)**

4/16/2026 3:41 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3481467

Prepared by and return to:  
Jessica A. Israileff  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number:29145

**Doc Stamp-Deed: \$2,485.00**

**Consideration: \$355,000.00**

## **General Warranty Deed**

Made this April 15, 2026 By **Jeffrey Schook, as Successor Trustee of the Carrolin J. Behrends Living Trust, U/A dated March 8, 2022**, whose post office address is: 6502 Dulzura Street, Englewood, Florida 34224, hereinafter called the Grantor, to **John McQuaid, IV and Amy McQuaid, husband and wife**, whose post office address is: 1018 Sumter Avenue, Rosedale, Maryland 21237, 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:

Lots 18288, 18289 and 18290, SOUTH VENICE, UNIT No. 68, as per Plat thereof recorded in Plat Book 7, Page 51, Public Records of Sarasota County, Florida, and all improvements thereto.

**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.**

Parcel ID Number: **0473020135**

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:*

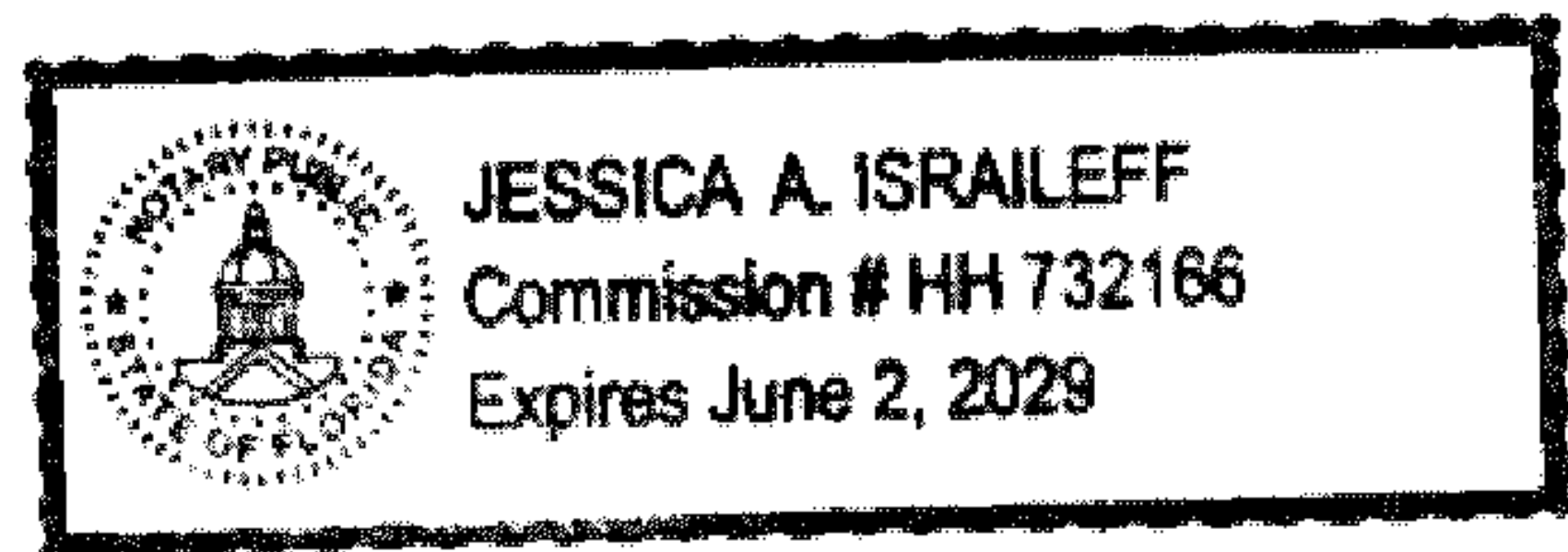
Witness Signature: [Signature]  
Witness # 1 Printed Name: Jessica A. Israileff  
Post Office Address: 414 S. Tamiami Trail  
Osprey, FL 34229

[Signature] (Seal)  
Jeffrey Schook, as Successor Trustee of the Carolin J. Behrends Living Trust, U/A dated March 8, 2022

Witness Signature: [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 Florida, and my commission expires on 6-2-2029. The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization this April 15, 2026, by Jeffrey Schook, as Successor Trustee of the Carolin J. Behrends Living Trust, U/A dated March 8, 2022 of the Carolin J. Behrends Living Trust, U/A dated March 9, 2022, who is personally known to me or who produced DRIVERS LICENSE as identification.



[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

(SEAL)