

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026053418 2 PG(S)**

4/22/2026 12:42 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3484082

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number:29174

**Doc Stamp-Deed: \$1,599.50**

**Consideration: \$228,500.00**

## **General Warranty Deed**

Made this April 21, 2026 By **Ian J. Kingsbury and Pauline Kingsbury, husband and wife**, whose post office address is: 18 Promenade Court, 17-19 Marine Parade West, Lee-on-the Solent, PO13 9JX, UK, , hereinafter called the Grantor, to **Paola Colon, an unmarried woman**, whose post office address is: 850 S Tamiami Trl Apt 521, Sarasota, Florida 34236, 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 521, Central Park II, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2963, Page 143, as thereafter amended, and as per Plat thereof recorded in Condominium Book 31, Page 46, as thereafter amended, of the Public Records Sarasota County, Florida.

Parcel ID Number: **2036082409**

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.

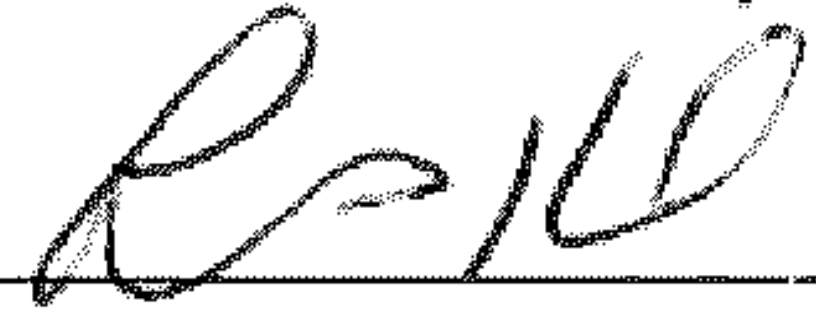
**To Have and to Hold**, the same in fee simple forever.

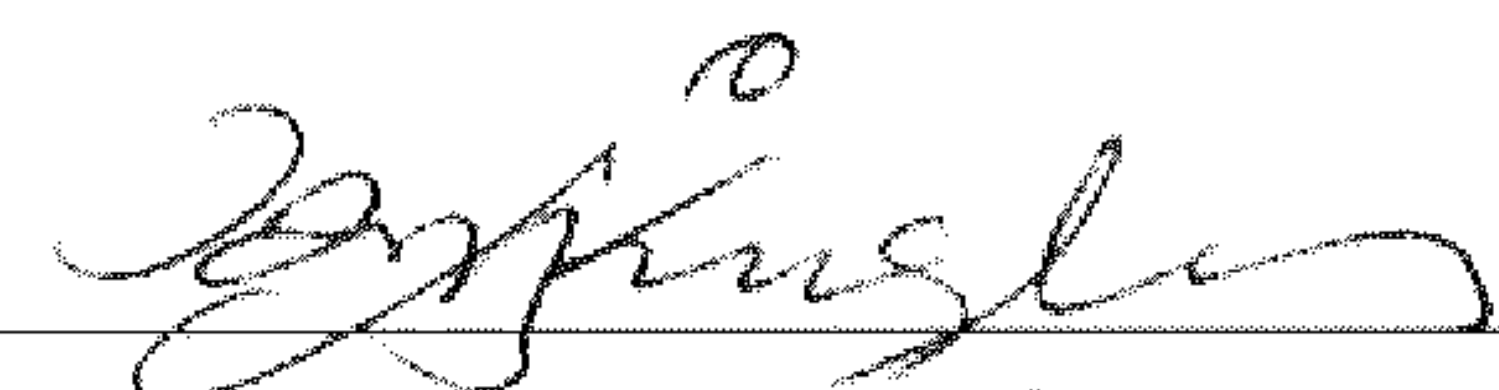
Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number: 29174


**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.

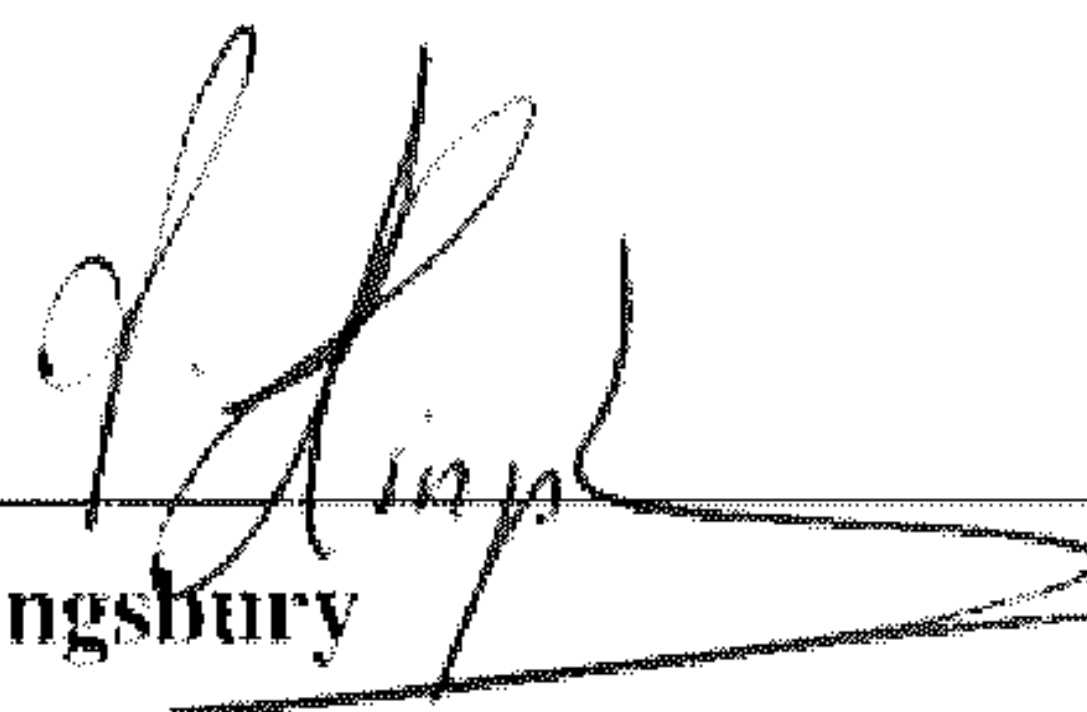
**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written.

*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)  
Ian J. Kingsbury

Witness Signature:   
Witness # 2 Printed Name: CHRISTINE A GREEN  
Post Office Address: 545 OCEAN BLVD,  
SARASOTA, FL 34242


 (Seal)  
Pauline Kingsbury

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 April 10, 2026, by Ian J. Kingsbury and Pauline Kingsbury, who is/are personally known to me or who produced  as identification.

(SEAL)



  
Notary Public  
My Commission Expires: \_\_\_\_\_