

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026056394 2 PG(S)**

4/28/2026 2:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486651

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29128

Doc Stamp-Deed: \$1,714.30

Consideration: \$244,900.00

General Warranty Deed

Made this April 28, 2026 By **Anthony D. Shaw and Linda C. Shaw, husband and wife**, whose post office address is: Earlswood House Gatchell Green Trull Taunton, Somerset, TA3 7ER, England, hereinafter called the Grantor, to **Marie Tremarche, an unmarried woman**, whose post office address is: 202 Cherrywood Lane, Clinton, Massachusetts 01510, 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 94, HERONMERE II, a Condominium according to the Declaration of Condominium recorded in Official Record Book 1370, Page 1985, and amendments thereto, and as per plat thereof, recorded in Condominium Book 14, Page 24, and amendments thereto of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0033161034**

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: 29128

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.

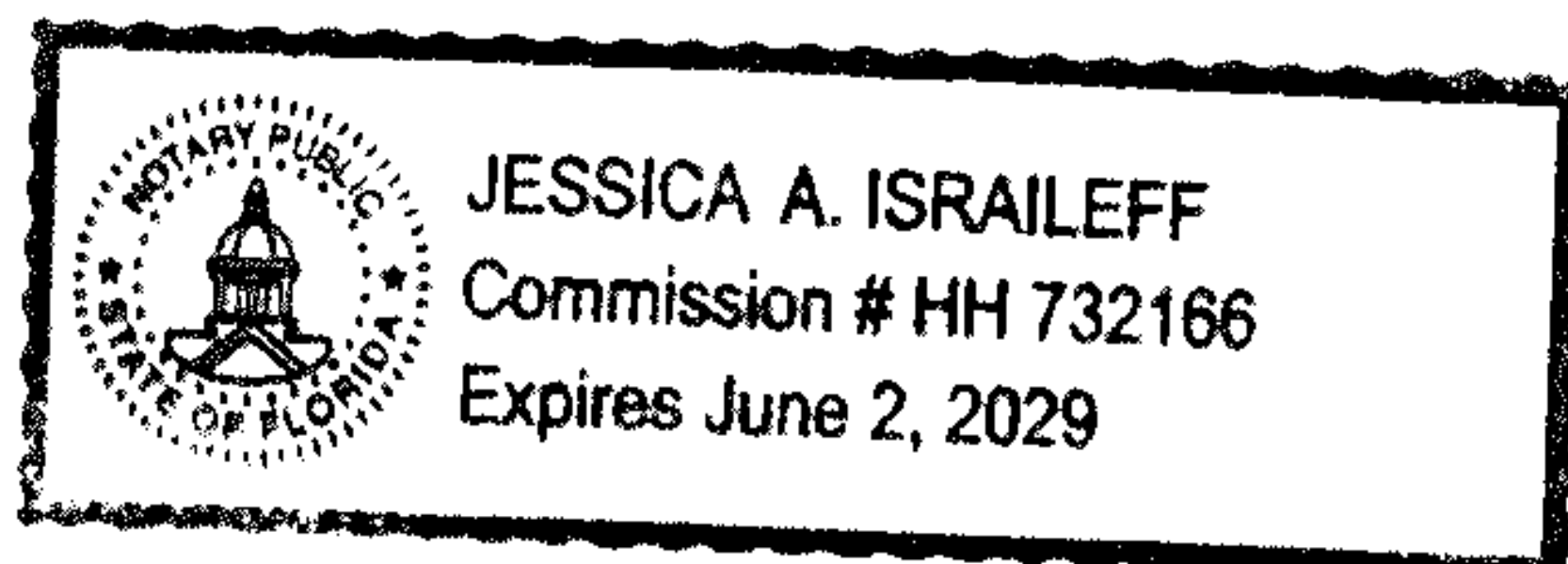
Signed, sealed and delivered in our presence:

Witness Signature: *Hal Poschmann* *Anthony D. Shaw* (Seal)
Witness # 1 Printed Name: HAL POSCHMANN Anthony D. Shaw
Post Office Address: 3418 E CHELMSFORD CT
SARASOTA FL 34235

Witness Signature: *Jessica A. Israileff* *Linda C. Shaw* (Seal)
Witness # 2 Printed Name: Jessica A. Israileff Linda C. Shaw
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

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 physical presence or online notarization this April 23, 2026, by Anthony D. Shaw and Linda C. Shaw who is/are personally known to me or who produced PASSPORTS as identification.



Jessica A. Israileff
Notary Public
My Commission Expires: _____

(SEAL)