

Consideration: \$788,000.00  
Recording Fees: \$18.50  
Documentary Stamps: \$5,516.00

Prepared by and Return To:

  
**DUNLAP | MORAN**  
ATTORNEYS AT LAW

*✓ FedEx*  
Scott Dunlap, Esquire  
DUNLAP & MORAN, P.A.  
P.O. Box 3948  
Sarasota, FL 34230  
File No.: 21726-18

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026057424 2 PG(S)  
April 29, 2026 04:26:37 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$5,516.00



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### SPECIAL WARRANTY DEED

This Special Warranty Deed is made by Seagate Investments, LLC, a Georgia limited liability company, hereinafter referred to as "Grantor," to Michelle K. Gilbertson, whose address is: 5217 Willow Lake Court, Sarasota, FL 34233, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

**Lot 16, SAND HILL COVE, according to the map or plat thereof, as recorded in Plat Book 54, Page(s) 158, of the Public Records of Sarasota County, Florida.**

The Property Appraiser's Parcel Identification Number for the above described property is: 0092080054.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons claiming by, through or under Grantor; and that the property is free of all encumbrances not set forth herein.

Dated as of the 28<sup>th</sup> day of April, 2026.

**SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES**

Daniel McKee  
Witness 1 Signature

Witness 1 Printed Name:

Daniel McKee

Witness 1 Address:

3713 Galdway Dr  
Snellville, GA 30039  
As to all Grantors

Brian R. Corry III  
Witness 2 Signature

Witness 2 Printed Name:

BRIAN CORRY III

Witness 2 Address:

3023 ESTUARY RIDGE  
ACWORTH GA 30101  
As to all Grantors

**GRANTOR:**

Seagate Investments, LLC, a Georgia limited liability company

BY: John R. Terry  
**John R. Terry, Manager**  
P.O.Box 1597  
Kennesaw GA 30156

STATE OF GEORGIA

COUNTY OF CHEROKEE

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization on April 28<sup>th</sup>, 2026, by John R. Terry, Manager of Seagate Investments, LLC, a Georgia limited liability company.

Personally known   
or Produced Identification   
Type of Identification Produced \_\_\_\_\_

Jacqueline A. Corry  
Notary Public  
Print Name: Jacqueline A Corry  
My Commission Expires: 04/27/2028

