

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058484 2 PG(S)**

5/1/2026 12:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488416

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29197

Doc Stamp-Deed: \$2,695.00

Consideration: \$385,000.00

General Warranty Deed

Made this April 30, 2026 By **Christine E. Nelson and Robert F. Ragno, wife and husband**, whose post office address is: 14317 Eagle Branch Drive, Nokomis, Florida 34275, hereinafter called the Grantor, to **George R. Colliard and Ellen B. Colliard, husband and wife**, whose post office address is: 7363 Oak Moss Drive, #33, Sarasota, Florida 34241, 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 33, of THE HAMMOCKS, SECTION IV, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1711, Page(s) 1805, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 23, Page 8, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: **0260074033**

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: Daniel Carozzo
Post Office Address: 1350 Main St
Sarasota, FL 34236

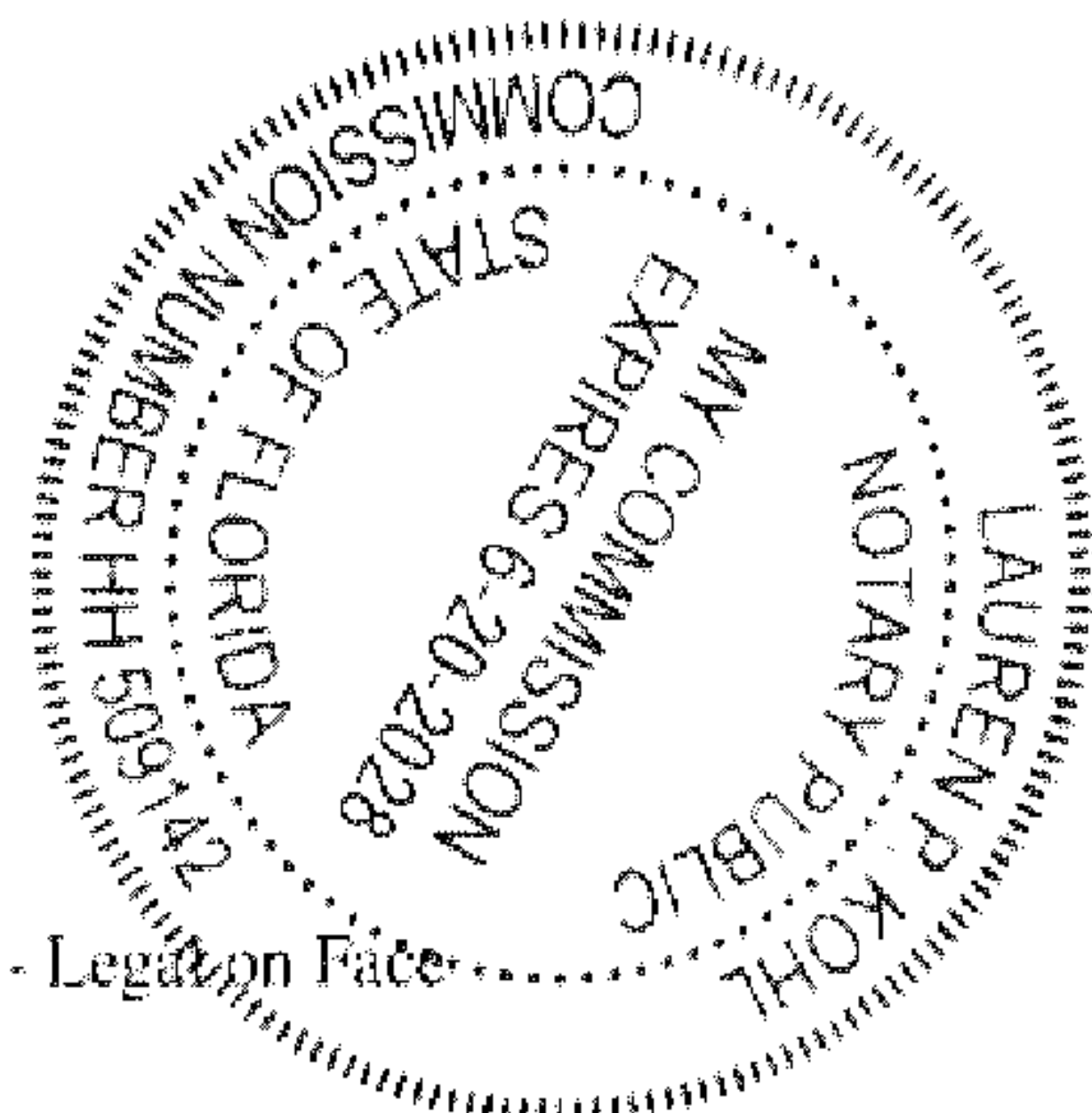
[Signature] (Seal)
Christine E. Nelson

Witness Signature: [Signature]
Witness # 2 Printed Name: Lauren Kohl
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

[Signature] (Seal)
Robert F. Ragno

State of FL
County of Sarasota

I am a Notary Public of the State of _____, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this April 29, 2026, by Christine E. Nelson and Robert F. Ragno, wife and husband, who is/are personally known to me or who produced DL as identification.



[Signature]
Notary Public
My Commission Expires: _____

(SEAL)