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5/1/2026 4:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488847

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29153

Doc Stamp-Deed: \$1,225.00

Consideration: \$175,000.00

General Warranty Deed

Made this May 1, 2026 By **Marilyn A. Rider and Stephen C. Rider, individually and as Co-Trustees of the Marilyn A. Rider Living Trust dated July 16, 1997**, whose post office address is: 434 Cambridge Drive, Dexter, Michigan 48130 , hereinafter called the Grantor, to **Judith I. Dunn, an unmarried woman**, whose post office address is: 2446 Clubhouse Circle, Unit #201, Sarasota, Florida 34232, 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 201, Building 6, Forest Lakes Village, Section Two, a condominium according to the declaration of condominium recorded in O.R. Book 1025, Page 1088, and amendments thereto, as per plat thereof recorded in Condominium Book 7, Pages 14 and 14A, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0060122005**

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.

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Marilyn A. Rider and Stephen C. Rider are still acting as Trustees.

As to Marilyn A. Rider: Grantor confirms that her marriage to Richard A. Rider, deceased was continuous and uninterrupted until the date of death of Richard A. Rider on April 13, 2021.

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: *Jan Langa*
Witness # 1 Printed Name: Jan Langa
Post Office Address: 5181 FAR OAK CIR
SARASOTA FL 34238

Marilyn A. Rider (Seal)
Marilyn A. Rider, individually and as Co-Trustee of the
Marilyn A. Rider Living Trust dated July 16, 1997

Witness Signature: *Christine Tully*
Witness # 2 Printed Name: Christine Tully
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 _____, The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization this April 6, 2026, by Marilyn A. Rider, individually and as Co-Trustee of the Marilyn A. Rider Living Trust dated July 16, 1997, who is personally known to me or who produced DL as identification.



(SEAL)

Christine Tully
Notary Public
My Commission Expires: _____

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29153

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]

Witness # 1 Printed Name: Lauren Kohl

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

Witness Signature: [Signature]
Melissa Petruccelli

Witness # 2 Printed Name: _____

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

[Signature]

(Seal)

Stephen C. Rider, individually and as Co-Trustee of the
Marilyn A. Rider Living Trust dated July 16, 1997

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 21, 2026, by Stephen C. Rider, individually and as Co-Trustee of the Marilyn A. Rider Living Trust dated July 16, 1997, who is personally known to me or who produced DL as identification.

[Signature]

Notary Public
My Commission Expires: _____

(SEAL)

