

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230505

5/11/2026 2:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3492405

Doc Stamp-Deed: \$9,100.00

Consideration: \$1,300,000.00

General Warranty Deed

Made this May 8, 2026 A.D. By **Gwendolyn S. Messer, an unmarried widow**, whose address is: 100 Shady Oaks Drive, Franklin, North Carolina 28734, hereinafter called the grantor, to **Trepp Developments LLC, a Florida limited liability company**, whose post office address is: 1800 2nd Street, Suite 757, 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 and 00/100 (\$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, viz:

Lot 323, LAUREL OAK ESTATES, SECTION 9, according to the plat thereof, as recorded in Plat Book 36, Page 42, of the Public Records of Sarasota County, Florida.

a/k/a 1994 Tom Morris Drive, Sarasota, Florida 34240

Parcel ID Number: **0234100002**

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.

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.

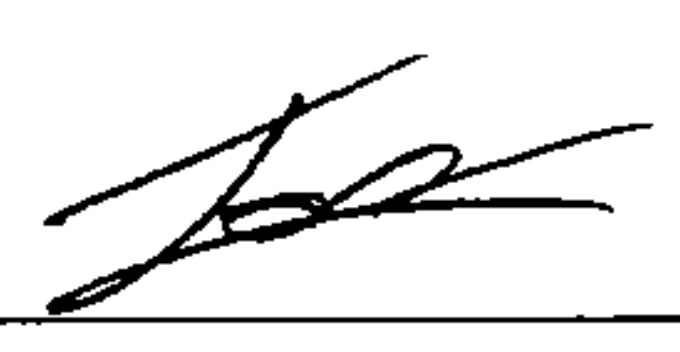
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continuation of Warranty Deed

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 1 Signature:
Witness 1 Printed Name: Jason Jimenez



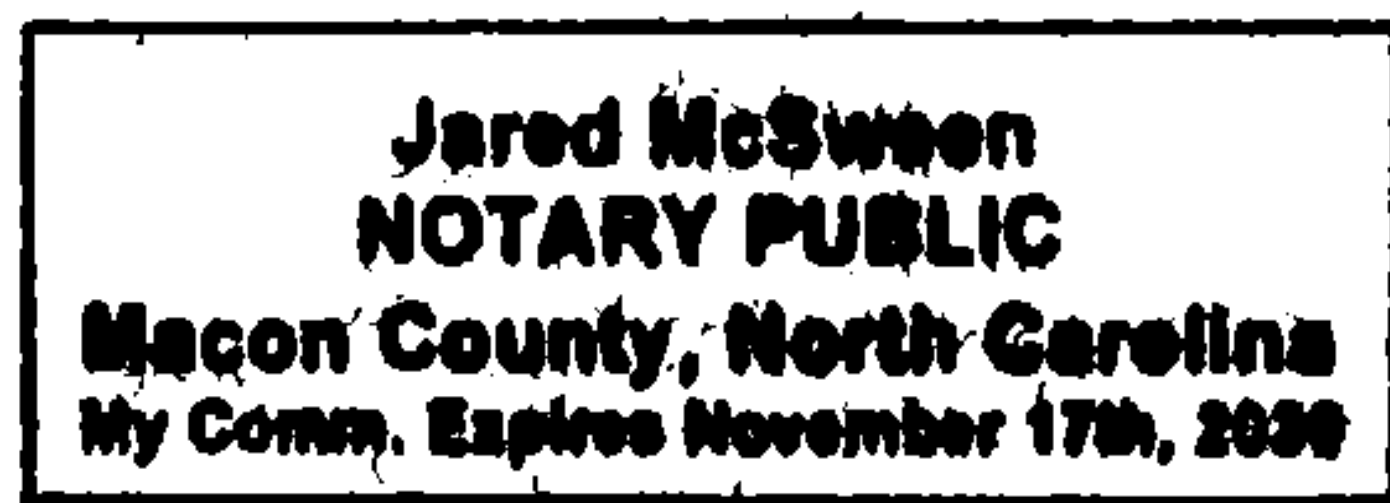
Gwendolyn S. Messer (Seal)




Witness 2 Signature:
Witness 2 Printed Name: Kelly Bambridge

State of NORTH CAROLINA
County of Macon

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4th day of May, 2026, by Gwendolyn S. Messer, who is personally known to me or who produced her drivers license as identification.





Notary Public
Print Name: Jared McSwen
My Commission Expires: 11/17/2030

Notary Seal