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INSTRUMENT # 2026063167 3 PG(S)

5/11/2026 3:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492450

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29240

Doc Stamp-Deed: \$2,380.00

Consideration: \$340,000.00

General Warranty Deed

Made this May 11, 2026 By **Francis J. McDonald and Carol A. McDonald, Individually and as Trustees of the Francis J. McDonald and Carol A. McDonald Revocable Trust Dated June 27, 2017, husband and wife**, whose post office address is: 17 Village Way, Westport, Massachusetts 02790, hereinafter called the Grantor, to **Thomas M. Roelse and Julie A. Roelse, husband and wife**, whose post office address is: 5633 Whispering Oaks Drive, North Port, Florida 34287, 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:

Lot 431, Heron Creek, Unit 5, according to the map or plat thereof, as recorded in Plat Book 43, Page(s) 20, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0993110431**

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.

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and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

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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:

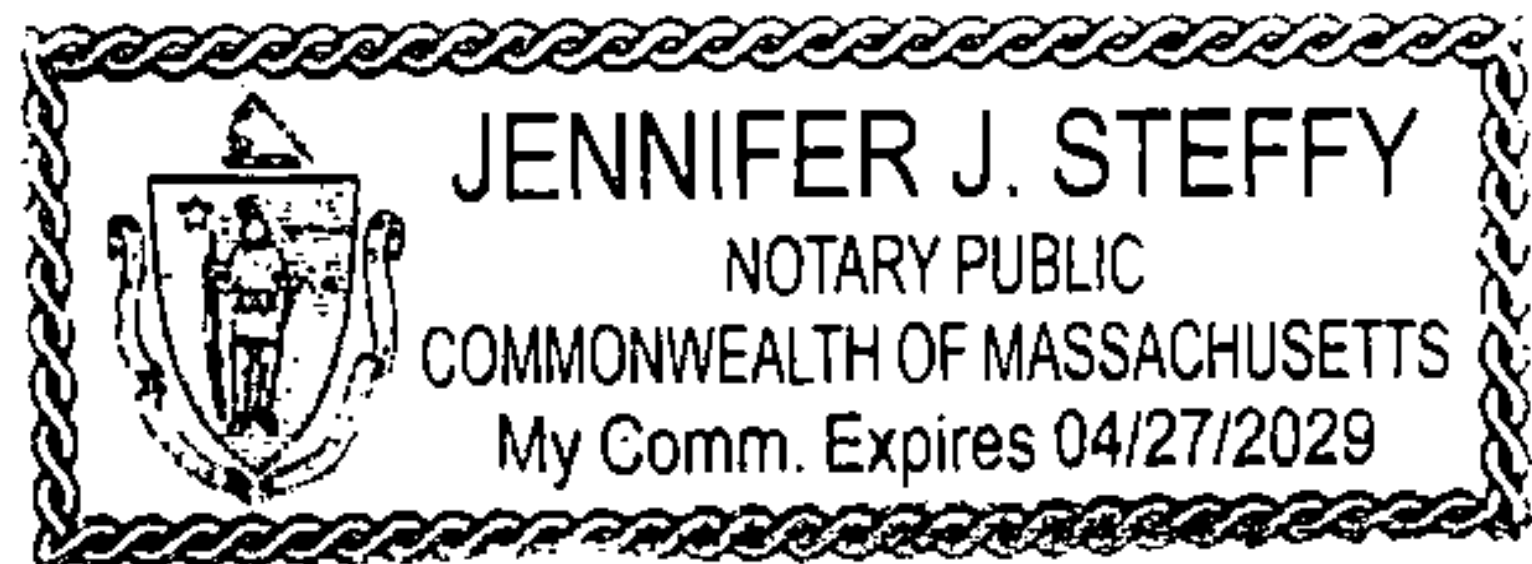
Witness Signature: Sierra A. Morse Francis J. McDonald (Seal)
Witness # 1 Printed Name: Sierra A. Morse Francis J. McDonald, Individually and as Trustee of the
Post Office Address: 787 Main Rd. Westport, MA Francis J. McDonald and Carol A. McDonald Revocable
02790 Trust Dated June 27, 2017

Witness Signature: Carol A. McDonald (Seal)
Witness # 2 Printed Name: Carol A. McDonald Carol A. McDonald, Individually and as Trustee of the
Post Office Address: 787 Main Rd. Westport, MA Francis J. McDonald and Carol A. McDonald Revocable
02790 Trust Dated June 27, 2017

State of Massachusetts
County of Bristol

I am a Notary Public of the State of Massachusetts, and my commission expires on 4/27/2029. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this May 4th, 2026, by Francis J. McDonald and Carol A. McDonald, Individually and as Trustees of the Francis J. McDonald and Carol A. McDonald Revocable Trust Dated June 27, 2017, husband and wife, who is/are personally known to me or who produced Drivers license as identification.

(SEAL)



Jennifer J. Steffy
Notary Public
My Commission Expires: 4/27/2029

Return to:
Richelle Harris Shindel
Heron Creek Golf & Country Club
5301 Heron Creek Boulevard
North Port, Florida 34287

HERON CREEK GOLF & COUNTRY CLUB
CERTIFICATE OF MEMBERSHIP

HERON CREEK ASSOCIATES, LTD., a Florida limited partnership (the "Club"), does hereby certify that:

1. The Club is the "Country Club Owner," as such term is used in the Declaration of Covenants, Conditions, and Restrictions for Heron Creek recorded in the Official Records as Instrument #1999127212, Public Records of Sarasota County, Florida, as amended (the "Declaration").

2. Thomas M. Roelse and Julie A. Roelse is the holder of a Membership (as defined in the Declaration).

28 IN WITNESS WHEREOF, the Club has caused this Certificate to be executed in its name this April day of April, 2026

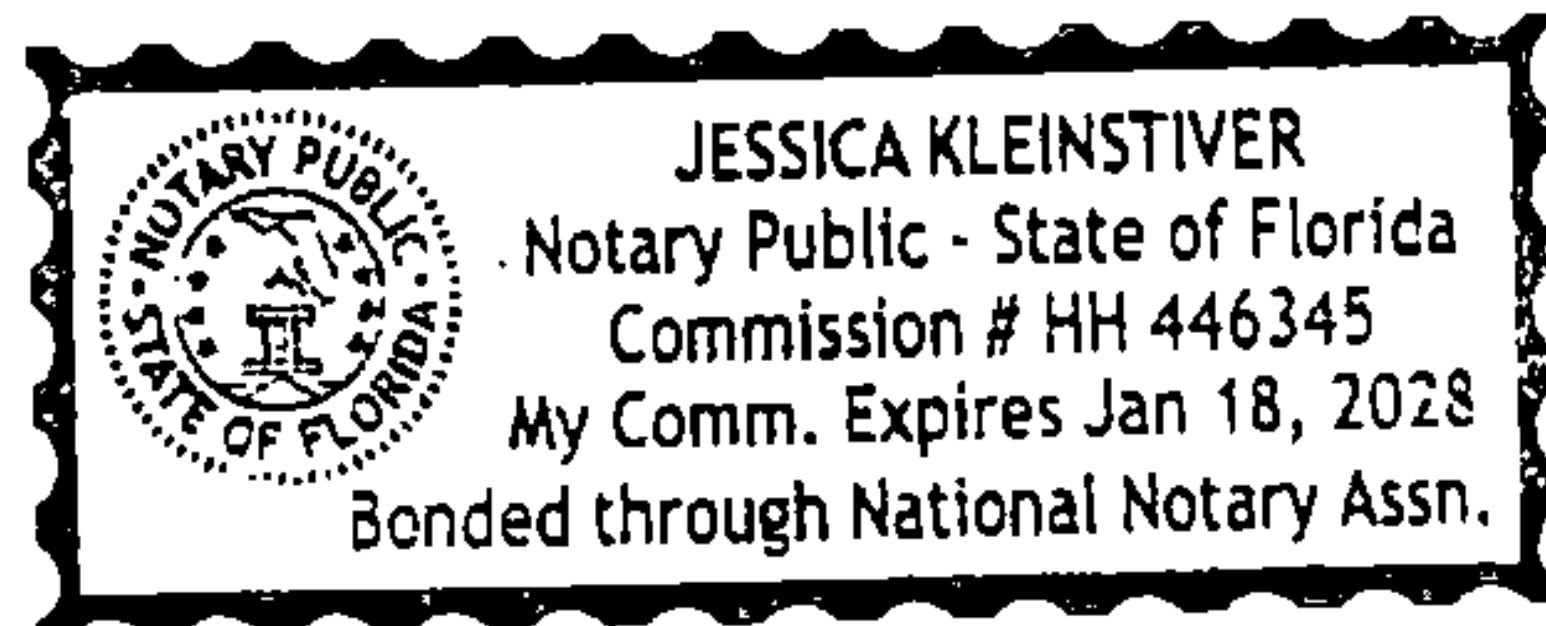
HERON CREEK ASSOCIATES, LTD.

By: Richelle A. Harris Shindel
Richelle A. Harris Shindel,
as its authorized agent

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 28 day of April, 2026 by Richelle A. Harris Shindel, as authorized agent of HERON CREEK ASSOCIATES, LTD., a Florida limited partnership, on behalf of the partnership. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notary Seal



Jessica Kleinstiver
Notary Public

My Commission Expires: 1/18/2028

I am a Notary Public of the State of Florida,
and my commission expires on 1/18/2028