

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065479 2 PG(S)**

5/14/2026 3:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494438

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29302

Doc Stamp-Deed: \$2,709.00

Consideration: \$387,000.00

General Warranty Deed

Made this May 14, 2026 By **Gregory Quinn, an unmarried man**, whose post office address is: 100 Sands Point Road, Unit 119, Longboat Key, Florida 34228, hereinafter called the Grantor, to **Deborah Tulloss, an unremarried widow**, whose post office address is: 5609 Summerland Hills Drive, Lakeland, Florida 33812, 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 303, FRANCES CARLTON CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 2001108976, and as per plat thereof recorded in Condominium Book 35, Page 10, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **2027041017**

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: Justyna Michalowska
Post Office Address: 50 S. Lemon Ave # 302
Sarasota, FL 34236

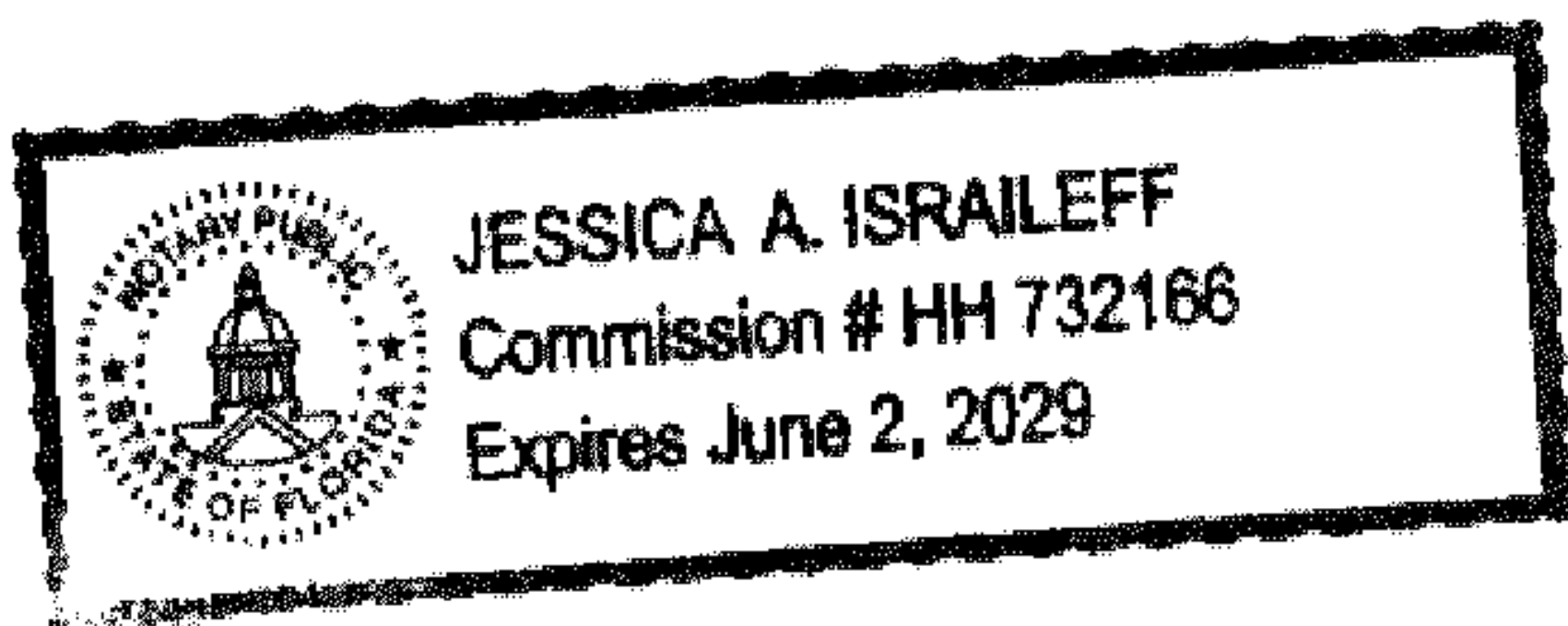
[Signature] (Seal)
Gregory Quinn

Witness Signature: [Signature]
Witness # 2 Printed Name: Jessica A. Israileff
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 6-2-2029. The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this May 11, 2026, by Gregory Quinn, an unmarried man, who is personally known to me or who produced drivers license as identification.

(SEAL)



[Signature]
Notary Public
My Commission Expires: 6-2-2029