

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7355-8094
Purchase Price: \$304,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066383 9 PG(S)

5/18/2026 11:00 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3495206

Doc Stamp-Deed: \$2,128.00

GENERAL WARRANTY DEED

Made this May 15, 2026 A.D. By **Helen A. Czarnecki, Kathleen (Kate) Young, Elaine Young, Matthew Godfrey Young, Kimberly (Kim) Cannon, Shaun Young, Colleen Young and Timothy Young**, whose post office address is: 418 Holly Farms Road, Severna Park, Maryland 21146, hereinafter called the Grantor, to **Jack B. Tomlinson and Katherine Brodt Tomlinson, as Co-Trustees of the Jack and Katherine Tomlinson Revocable Trust U/A/D May 7, 2024**, whose post office address is: 1504 Rosewood Dr, Keller, Texas 76240, 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, viz:

Unit 611 of Fair Winds Condominium Village, f/k/a Fair Winds Condominium Village, Second Two, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 823, Page 727, and amendments thereto, and per plat thereof recorded in Condominium Book 3, Page 39, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2026 and all subsequent years.

Parcel ID Number: **0171061027**

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) nor any member of the household of Grantor(s) reside thereon or contiguous thereto.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes

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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Sarasota, FL 34236

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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:

Tanya Lyns
Witness Signature

Tanya Lyns
Witness Printed Name

2344 Westport Lane
Crofton, MD 21114
Witness Address

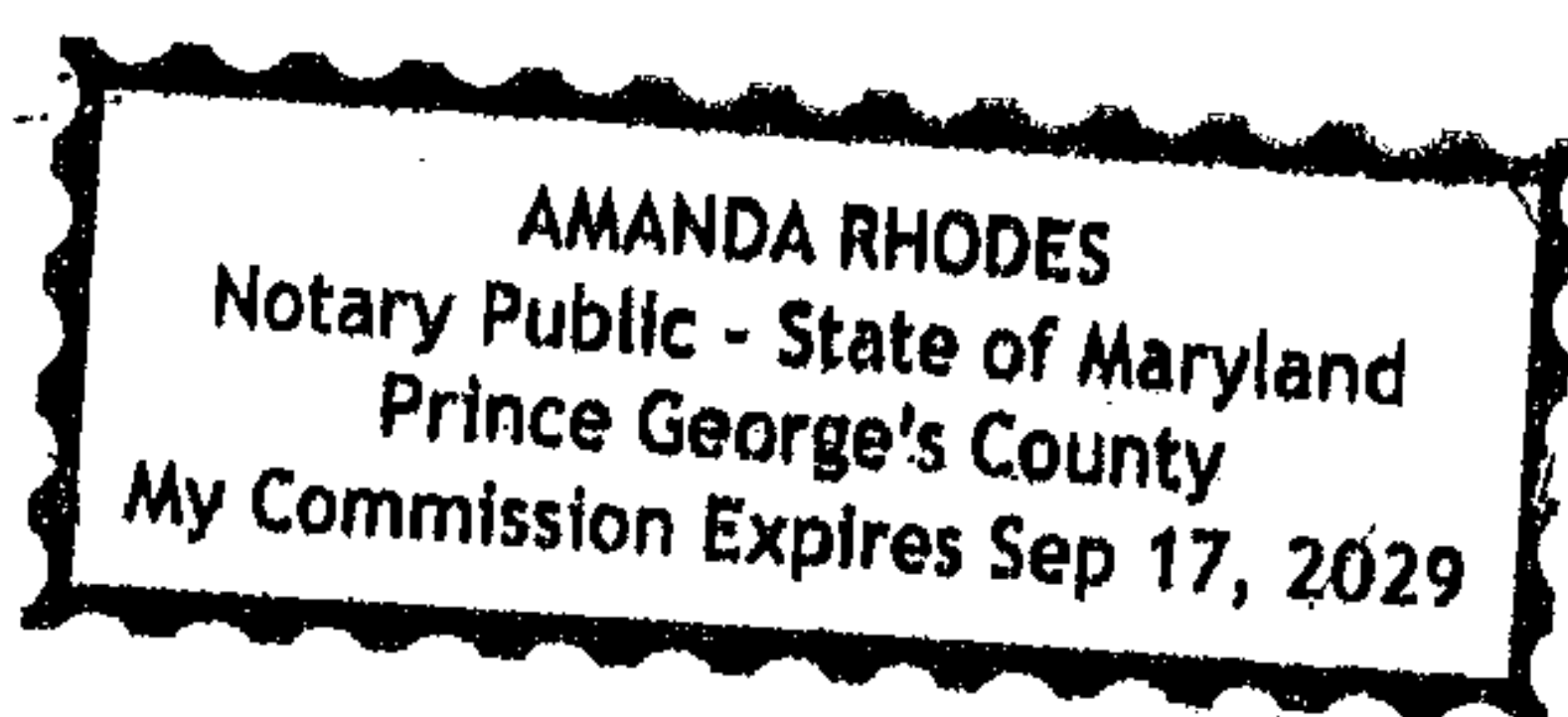
Amanda Rhodes
Witness Signature

Amanda Rhodes
Witness Printed Name

5407 21st Ave
Hyattsville, MD 20782
Witness Address

State of Maryland
County of Anne Arundel

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of May, 2026, by Helen A. Czarnecki, who is personally known to me or who has/have produced Drivers license as identification.



Amanda Rhodes
Notary Public

Printed Name: Amanda Rhodes

My Commission Expires: September 17th 2029

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7355-8094
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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:

Tanya Lyons
Witness Signature

Tanya Lyons
Witness Printed Name

2344 Westport Lane
Crofton, MD 21114
Witness Address

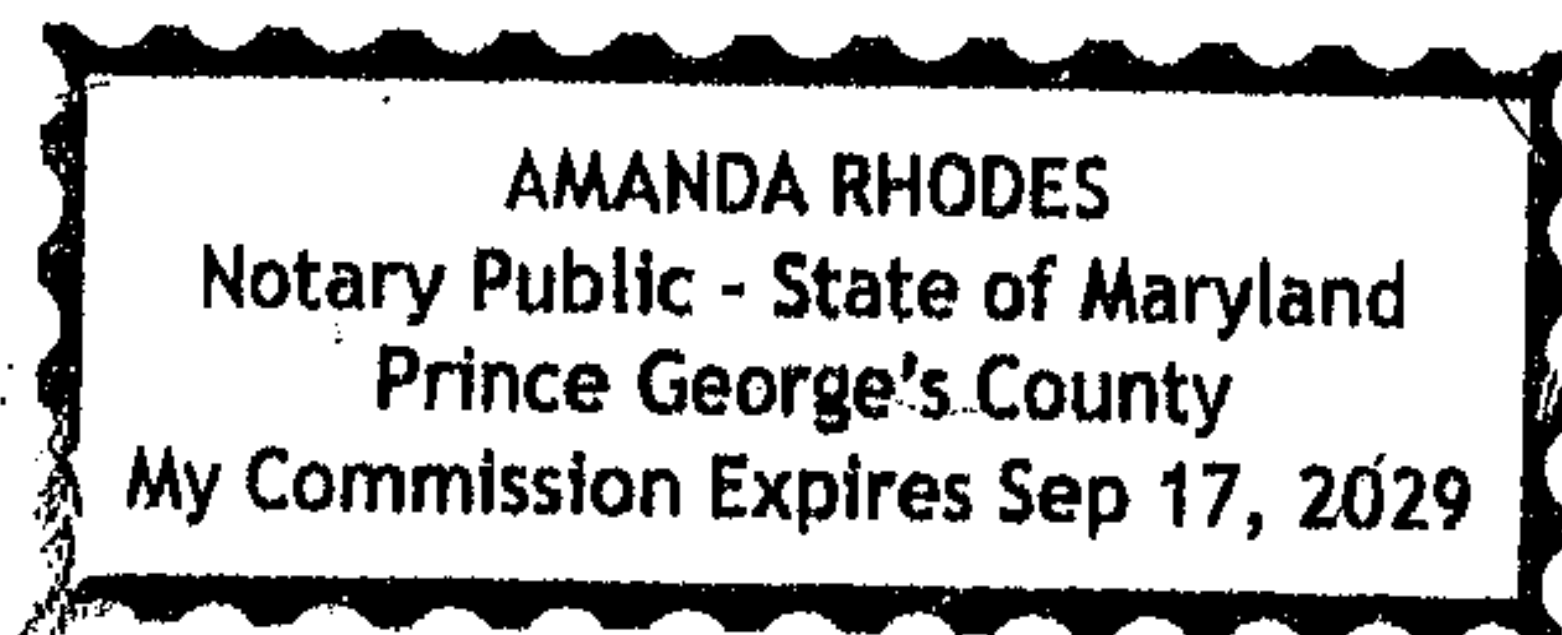
Amanda Rhodes
Witness Signature

Amanda Rhodes
Witness Printed Name

5407 21st Ave
Hyattsville, MD 20782
Witness Address

State of Maryland
County of Anne Arundel

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of May, 2026, Kathleen (Kate) Young by Helen A. Czarnecki, as Attorney-in-Fact, who is personally known to me or who has/have produced Drivers license as identification.



Kathleen (Kate) Young by Helen A. Czarnecki
Kathleen (Kate) Young by Helen A. Czarnecki,
as Attorney-in-Fact ~~as Attorney-in-Fact~~
31 Glory Lane, Elkton, Maryland 21921

Amanda Rhodes
Notary Public
Printed Name: Amanda Rhodes
My Commission Expires: September 17th 2029

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7355-8094
Purchase Price: \$304,000.00

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:

Tanya Lyons
Witness Signature

Tanya Lyons
Witness Printed Name

2344 Westport Lane
Crofton, MD 21114
Witness Address

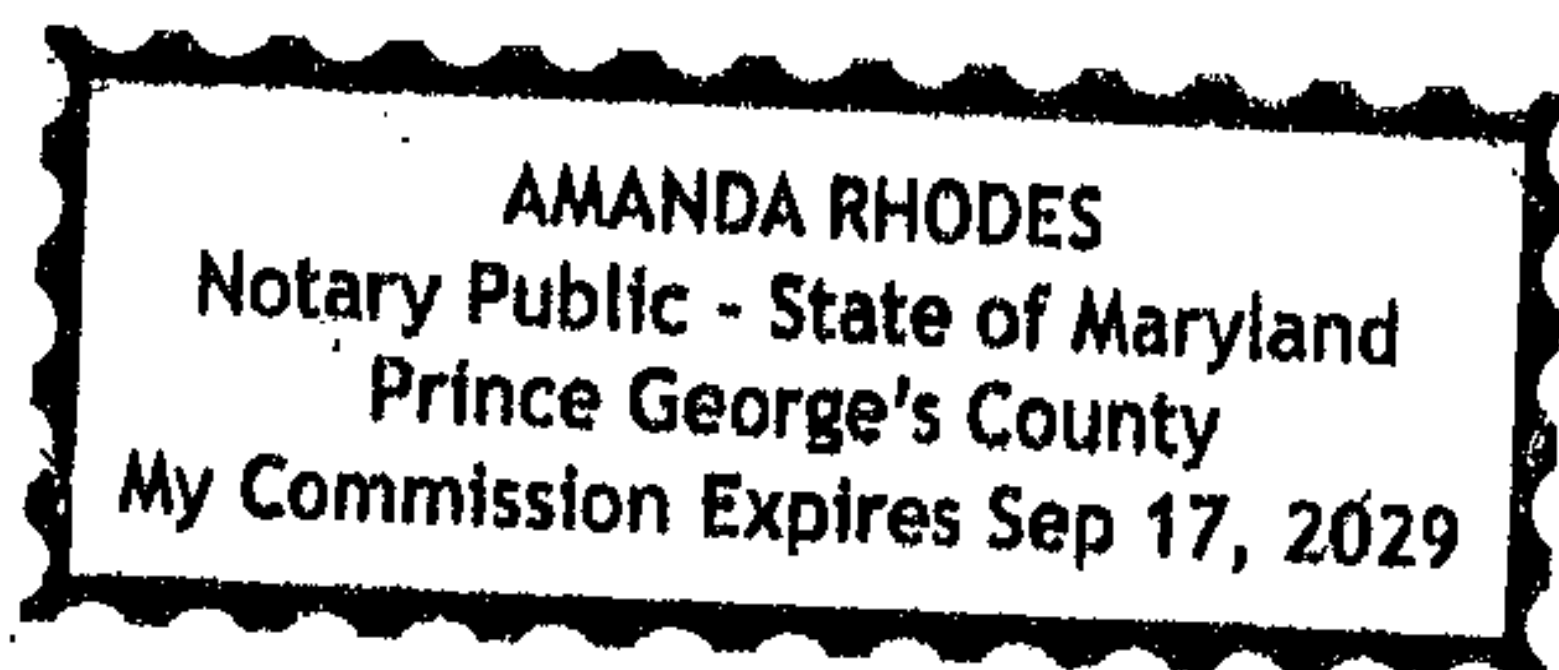
Amanda Rhodes
Witness Signature

Amanda Rhodes
Witness Printed Name

5407 21st Ave
Hyattsville, MD 20782
Witness Address

State of Maryland
County of Anne Arundel

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of May, 2026, Elaine Young by Helen A. Czarnecki, as Attorney-in-Fact, who is personally known to me or who has/have produced Drivers License as identification.



Amanda Rhodes
Notary Public

Printed Name: Amanda Rhodes

My Commission Expires: September 17th 2029

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

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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:

Tanya Lyons
Witness Signature

Tanya Lyons
Witness Printed Name

2344 Westport Lane
Crofton, MD 21114
Witness Address

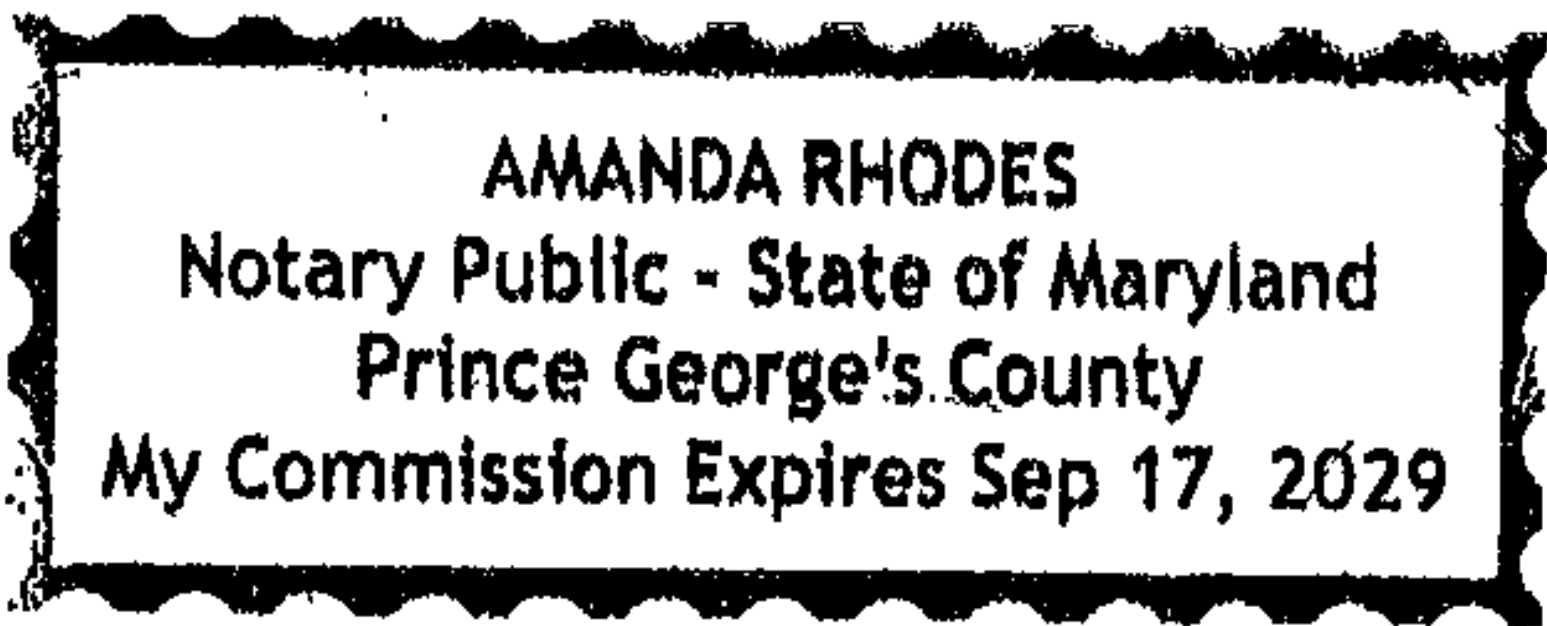
Amanda Rhodes
Witness Signature

Amanda Rhodes
Witness Printed Name

5407 21st Ave
Hyattsville, MD 20782
Witness Address

State of Maryland
County of Anne Arundel

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of May, 2026, Matthew Godfrey Young by Helen A. Czarnecki, as Attorney-in-Fact, who is personally known to me or who has/have produced Drivers license as identification.



Matthew Godfrey Young by Helen A. Czarnecki
Matthew Godfrey Young by Helen A. Czarnecki,
as Attorney-in-Fact as attorney in fact
5403 West 8th Street, Apt 202
Los Angeles, CA 90036

Amanda Rhodes
Notary Public
Printed Name: Amanda Rhodes
My Commission Expires: September 17th 2029

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7355-8094
Purchase Price: \$304,000.00

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:

Tanya Lyons
Witness Signature

Tanya Lyons
Witness Printed Name

2344 Westport Lane
Crofton MD 21114
Witness Address

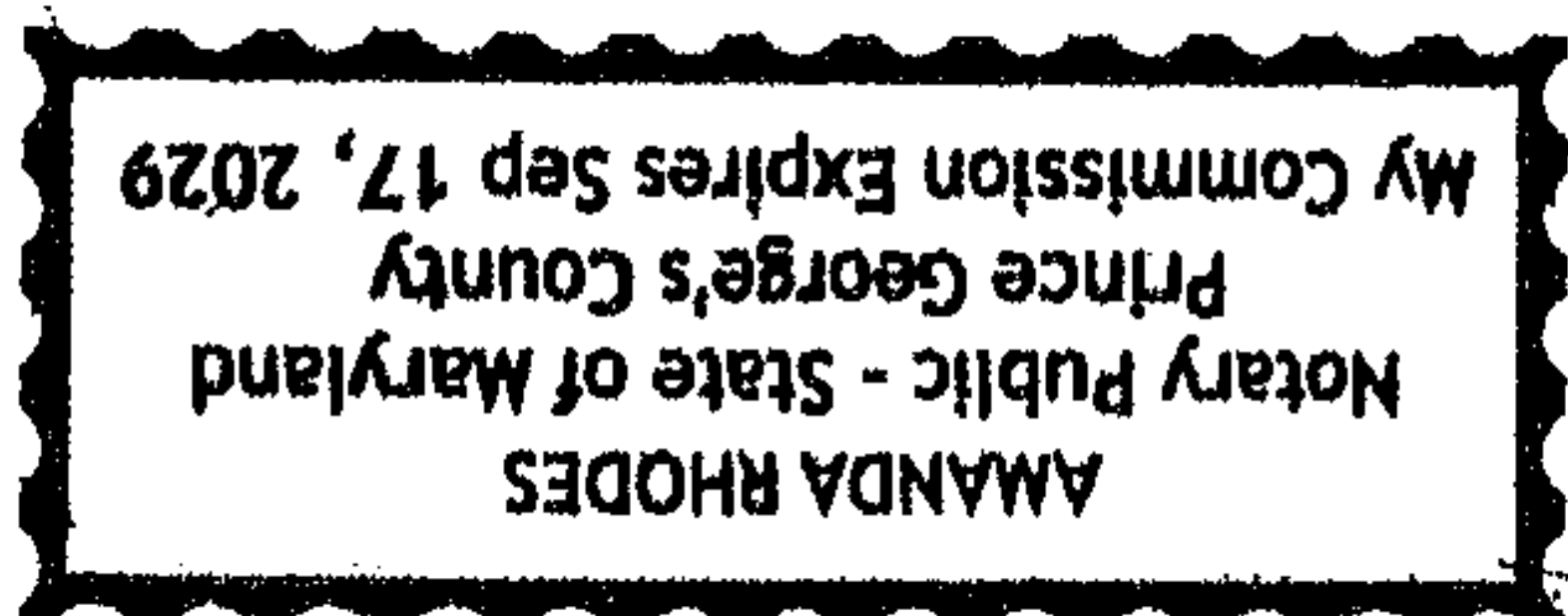
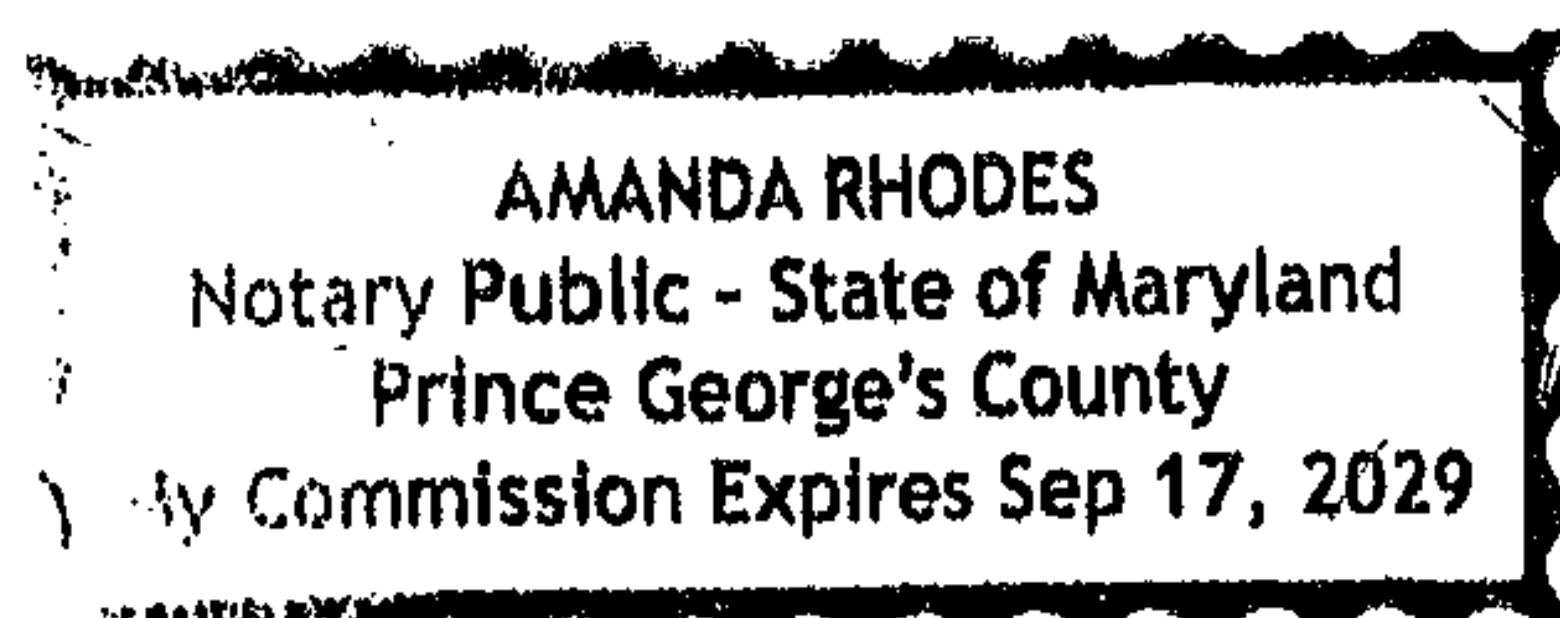
Amanda Rhodes
Witness Signature

Amanda Rhodes
Witness Printed Name

5407 21st Ave
Hyattsville, MD 20782
Witness Address

State of Maryland
County of Anne Arundel

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of May, 2026, Kimberly (Kim) Cannon by Helen A. Czarnecki, as Attorney-in-Fact, who is personally known to me or who has/have produced Drivers license as identification.



Kimberly (Kim) Cannon by Helen A. Czarnecki
Kimberly (Kim) Cannon by Helen A. Czarnecki,
as Attorney-in-Fact as Attorney-in-Fact
150 Downing Drive, Severna Park, Maryland 21146

Amanda Rhodes
Notary Public
Printed Name: Amanda Rhodes
My Commission Expires: September 17th 2029

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

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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:

Tanya Lyons
Witness Signature

Tanya Lyons
Witness Printed Name

2344 Westport Lane
Elkton MD 21114
Witness Address

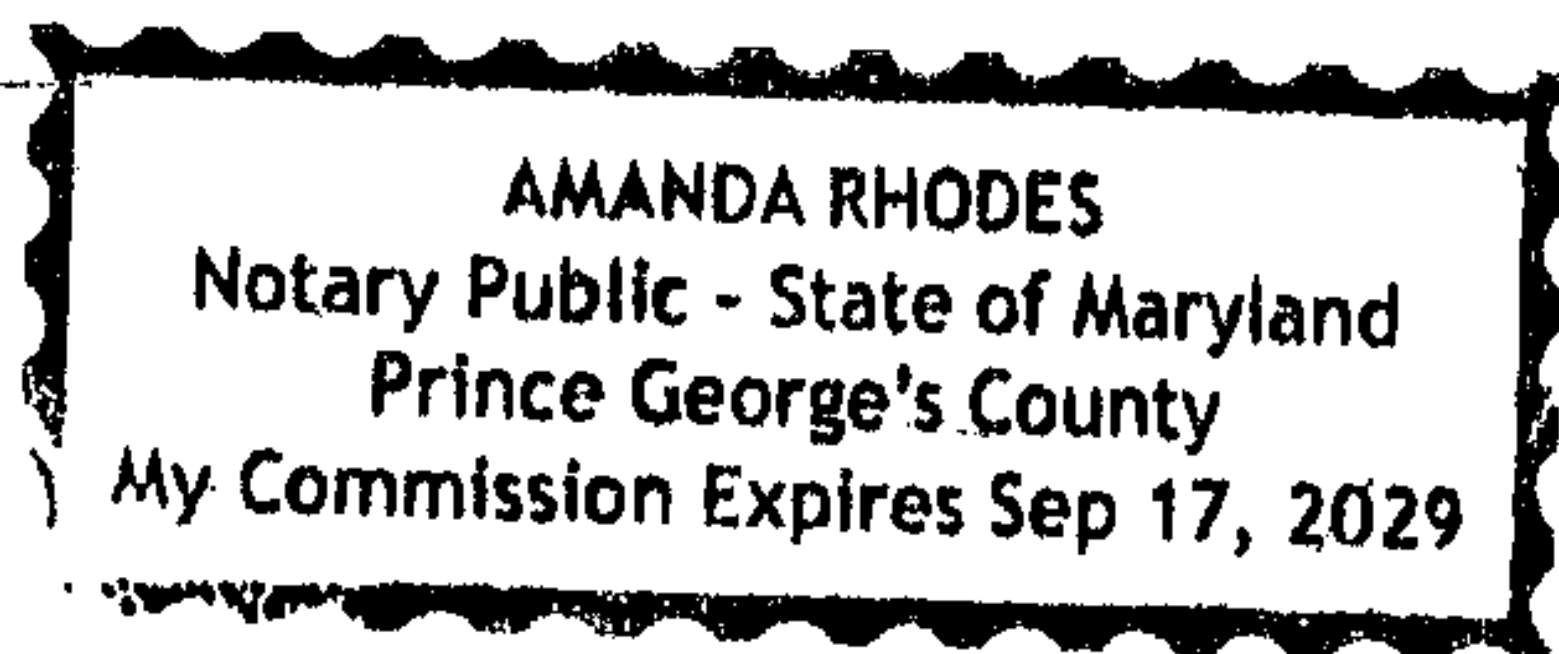
Amanda Rhodes
Witness Signature

Amanda Rhodes
Witness Printed Name

5407 21st Ave
Hyattsville, MD 20782
Witness Address

State of Maryland
County of Anne Arundel

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of May, 2026, Shaun Young by Helen A. Czarnecki, as Attorney-in-Fact, who is personally known to me or who has/have produced Drivers license as identification.



Shaun Young by Helen A. Czarnecki
Shaun Young by Helen A. Czarnecki,
as Attorney-in-Fact ~~as Attorney-in-Fact~~
31 Glory Lane, Elkton, Maryland 21921

Amanda Rhodes
Notary Public
Printed Name: Amanda Rhodes
My Commission Expires: September 17th 2029

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

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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:

Tanya Lyons
Witness Signature

Tanya Lyons
Witness Printed Name

~~2344 Westport Lane~~
Crofton, MD 21114
Witness Address

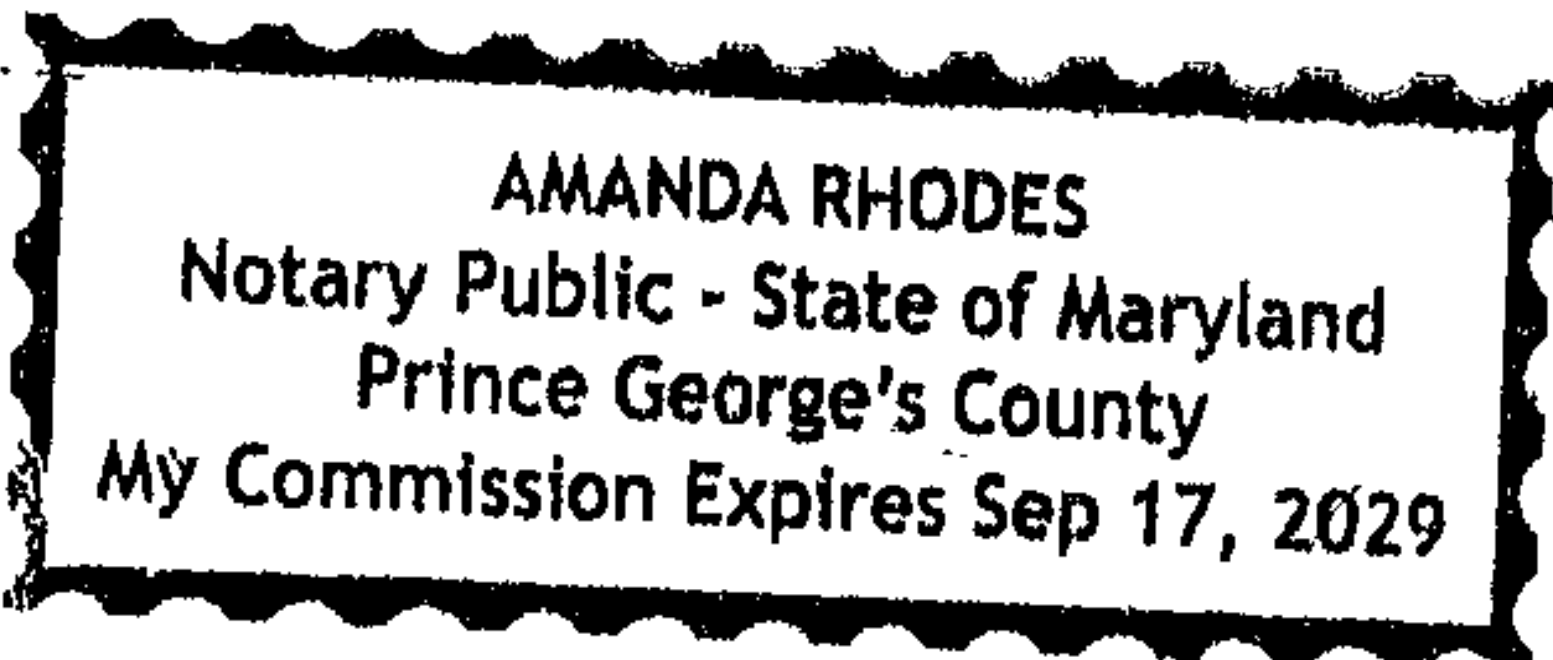
Amanda Rhodes
Witness Signature

Amanda Rhodes
Witness Printed Name

5407 21st Ave
Hyattsville, MD 20782
Witness Address

State of Maryland
County of Anne Arundel

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of May, 2026, Colleen Young by Helen A. Czarnecki, as Attorney-in-Fact, who is personally known to me or who has/have produced Drivers license as identification.



Colleen Young by Helen A. Czarnecki,
Colleen Young by Helen A. Czarnecki,
as Attorney-in-Fact as attorney-in-fact
412 Oldershaw Avenue, Moorestown, NJ 08057

Amanda Rhodes
Notary Public
Printed Name: Amanda Rhodes
My Commission Expires: September 17th 2029

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Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

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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:

Tanya Lyons

Witness Signature

Tanya Lyons

Witness Printed Name

2344 Westport Lane

Crofton MD 21114

Witness Address

Amanda Rhodes

Witness Signature

Amanda Rhodes

Witness Printed Name

5407 21st Ave

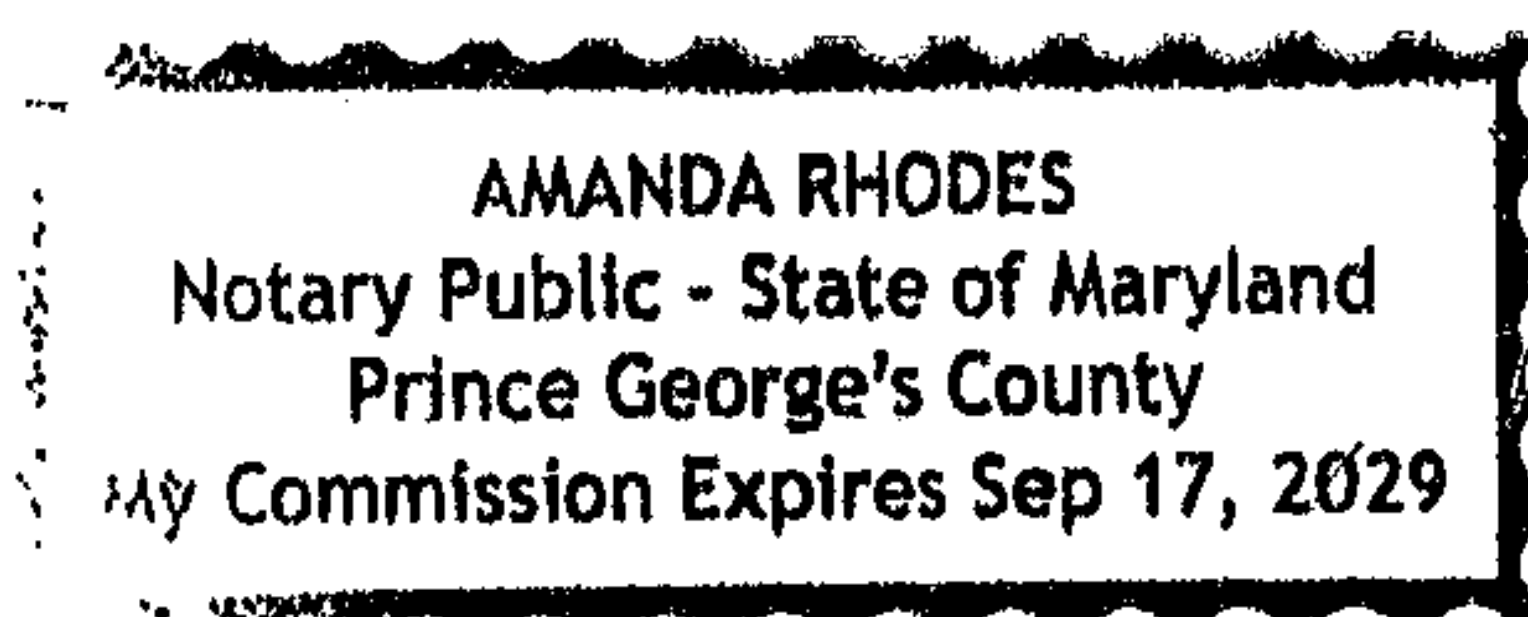
Hyattsville, MD 20782

Witness Address

State of Maryland

County of Anne Arundel

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of May, 2026, Timothy Young by Helen A. Czarnecki, as Attorney-in-Fact, who is personally known to me or who has/have produced Drivers License as identification.



Timothy Young by Helen A. Czarnecki,

Timothy Young by Helen A. Czarnecki,

as Attorney-in-Fact as attorney in fact

610 Center Hill Road

Upper Black Eddy, PA 18972

Amanda Rhodes

Notary Public

Printed Name: Amanda Rhodes

My Commission Expires: September 17th 2029