

5/19/2026 3:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496232

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29250

Doc Stamp-Deed: \$2,345.00

Consideration: \$335,000.00

General Warranty Deed

Made this May 14, 2026 By **William Geiger, an unremarried widow**, whose post office address is: 76 Broadmoor Trail, Fairport, New York 14450, hereinafter called the Grantor, to **Cynthia Kragthorpe, Trustee of the Cynthia Kragthorpe Trust dated September 23, 2015**, whose post office address is: 291 Hidden Bay Drive, Unit #102, Osprey, Florida 34229, 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 1202, Lake Vista III, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2000074017, and as per Condominium Book 34, Page(s) 19, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0147061308**

The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

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: (1) Tammy L. Boak
Witness # 1 Printed Name: Tammy L. Boak
Post Office Address: (1) 200 Cobblestone Ct Dr.
Victor NY 14564

(Signature) (Seal)
William Geiger

Witness Signature: (2) Kristine Harnio
Witness # 2 Printed Name: (2) Kristine Harnio
Post Office Address: (2) 200 Cobblestone Ct. Dr
Victor NY 14564

State of New York
County of Ontario

I am a Notary Public of the State of New York, and my commission expires on 04/26/2028. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this May 11th, 2026, by William Geiger who is/are personally known to me or who produced NY State Driver's License as identification.

MEGAN LYNN MCLAUGHLIN
Notary Public, State of New York
No. 01MC0024008
Qualified in Monroe County
Commission Expires April 26, 2028

(Signature)
Notary Public
My Commission Expires: 04/26/2028

(SEAL)