

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068439 2 PG(S)**

5/20/2026 3:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496842

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29259

Doc Stamp-Deed: \$2,653.00

Consideration: \$379,000.00

General Warranty Deed

Made this May 20, 2026 By **John J. Fragala, Individually and as Trustee of the John J. Fragala Revocable Trust u/a/d May 22, 1996; and Rita I. Fragala, Individually and as Trustee of the Rita I. Fragala Revocable Trust u/a/d May 22, 1996**, whose post office address is: 1 Dana Street, North Andover, Massachusetts 01845, hereinafter called the Grantor, to **Katherine A. Toth, as Trustee of the Katherine A. Toth Trust under Agreement dated February 11, 2003**, whose post office address is: 3195 Windrush Bourne #36, Sarasota, Florida 34235, 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 36, WINDRUSH BOURNE, A CONDOMINIUM, according to the Declaration of Condominium, as recorded in Official Records Book 1664, Page 274, as amended, and as per the plat thereof recorded in Condominium Book 22, Page 6, of the Public Records of Sarasota County, Florida; and all amendments thereto, together with its undivided share in the common elements.

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and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

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.

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) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

Parcel ID Number: **0036121036**

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:

John J. Fragala (Seal)

Witness Signature: *Hernandez*

Witness # 1 Printed Name: Selen H Hernandez

Post Office Address: 145 Tremont St Suite 201-1513

Boston, MA 02111

John J. Fragala, Individually and as Trustee of the John J. Fragala Revocable Trust u/a/d May 22, 1996

Witness Signature: *Heidi Minor*

Witness # 2 Printed Name: Heidi Minor

Post Office Address: 145 Tremont St Ste 201-1297

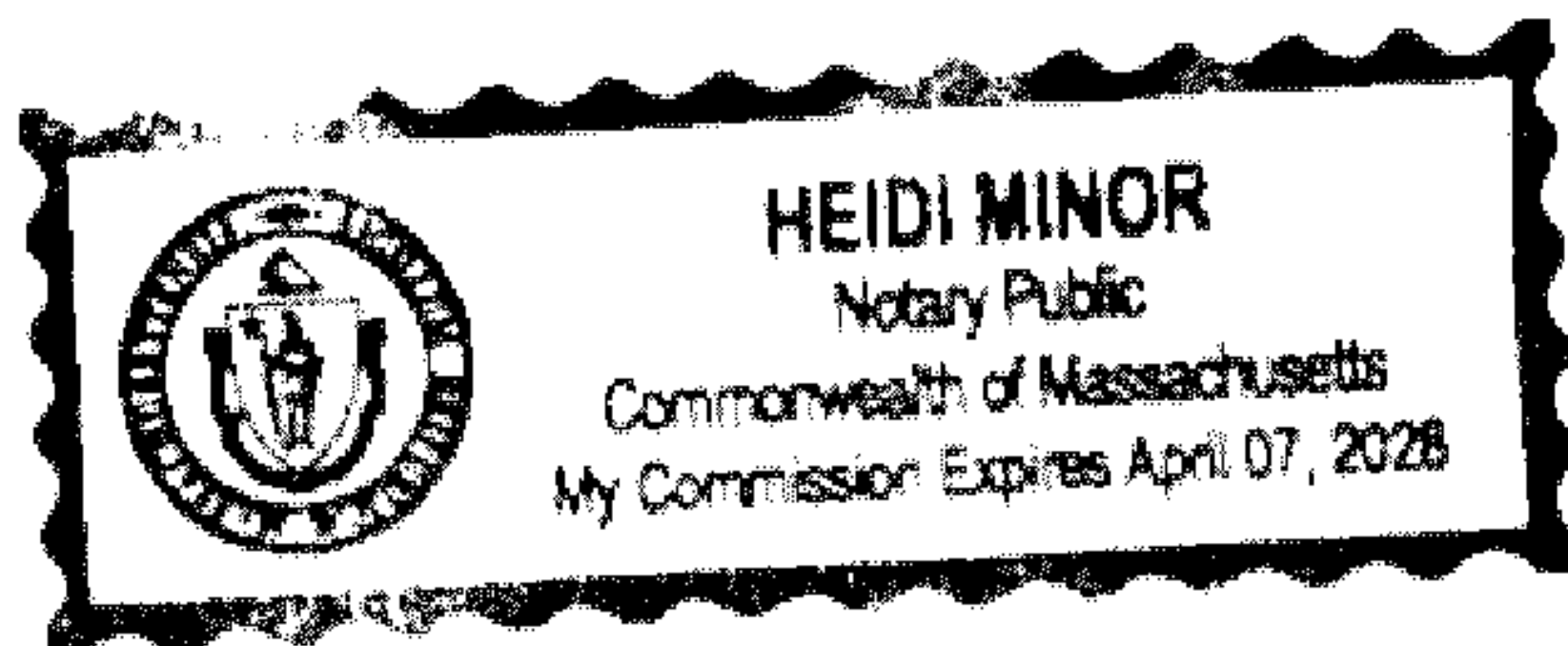
Boston, MA 02111

Rita I. Fragala (Seal)

Rita I. Fragala, Individually and as Trustee of the Rita I. Fragala Revocable Trust u/a/d May 22, 1996

State of Massachusetts
County of Essex

I am a Notary Public of the State of Mass, and my commission expires on 7 April 2028. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this May 18th, 2026, by John J. Fragala, Individually and as Trustee of the John J. Fragala Revocable Trust u/a/d May 22, 1996 and Rita I. Fragala, Individually and as Trustee of the Rita I. Fragala Revocable Trust u/a/d May 22, 1996, who are personally known to me or who produced Mass lic & US passport as identification.



Heidi Minor
Notary Public
My Commission Expires: 7 April 2028

(SEAL)