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5/26/2026 1:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498509

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number: 29338

Doc Stamp-Deed: \$4,200.00

Consideration: \$600,000.00

## General Warranty Deed

Made this May 26, 2026 By **June A. Goussios a/k/a June A. Gray, an unremarried widow**, whose post office address is: 771 19th Avenue N., Saint Petersburg, Florida 33704, hereinafter called the Grantor, to **Gabrielle C. Dunn, an unmarried woman and David A. Smith-Cooper, an unmarried man, as Tenants in Common**, whose post office address is: 522 Luminary Blvd., 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:

**LOT 75, WILLOWBEND, PHASE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 50, 50A THROUGH 50F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Parcel ID Number: **0156030021**

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:

*June A. Goussios aka June A. Gray  
by Ellen S. Gray as her attorney in fact,*

Witness Signature: *[Signature]*  
Witness # 1 Printed Name: Christine Tully  
Post Office Address: 414 S. Tamiami Trail  
Osprey, FL 34229

(Seal)  
June A. Goussios a/k/a June A. Gray, by Ellen S. Gray as her attorney in fact

Witness Signature: *Todd A. Currey*  
Witness # 2 Printed Name: Todd A. Currey  
Post Office Address: 626 Crane Prairie way  
Osprey, FL 34229

State of Florida  
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_ The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this May 20, 2026, by Ellen S. Gray as attorney in fact for June A. Goussios a/k/a June A. Gray, who is personally known to me or who produced DL as identification.

*[Signature]*  
Notary Public  
My Commission Expires: \_\_\_\_\_

(SEAL)

