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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499040

Prepared by and Return to:

Carmen Toner

MSC Title, Inc.

1605 Main Street, Suite 101, Sarasota, FL 34236

File No. 2026-243-CXT

Sales Price: Price: \$840,000.00

Doc Stamp-Deed: \$5,880.00

## General Warranty Deed

Made this 27th day of May, 2026 By **John M. Wheeler**, a single man, whose address is: 1430 Lakefront Drive, 1102, Sarasota, FL 34240, hereinafter called the grantor, to **Eugene Saknovsky and Yana Saknovsky, Trustees of The Yes Trust dated March 15, 2022**, whose post office address is: 11192 Whimbrel Lane, Sarasota, FL 34238, 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:

Lot 61, SANDHILL PRESERVE, UNIT 1, according to the plat thereof, as recorded in Plat Book 48, Pages 27, 27A through 27G, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0136150021

**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.

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:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness Signature above:

*[Handwritten Signature]*

*[Handwritten Signature]*  
John M. Wheeler  
1430 Lakefront Drive, 1102, Sarasota, FL 34240

Witness print name below:

Rigo J. RIVERA

Witness Address:

4471 MCINTOSH LAKE AVE.  
SARASOTA FL 34233

Witness Signature above:

*[Handwritten Signature]*

Witness print name below:

KELLI K. QUINCEL

Witness Address:

8325 LAKEWOOD RANCH BLVD.  
LAKEWOOD RANCH, FL 34202

STATE OF FLORIDA  
COUNTY OF ~~SARASOTA~~ MANATEE  
*KE*

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of May 2026, by John M. Wheeler,  who is personally known to me or  who has produced FLORIDA ID as identification.

*[Handwritten Signature]*  
Signature of Notary Public

Kelli K. QUINCEL  
Print, Type/Stamp Name of Notary

