

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026071740 2 PG(S)**

5/28/2026 12:52 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3499680

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number: 29289

**Doc Stamp-Deed: \$4,186.00**

**Consideration: \$598,000.00**

## **General Warranty Deed**

Made this May 27, 2026 By **Theodore H. Spitzmiller, II and Donna L. Spitzmiller, husband and wife**, whose post office address is: 7 N. Sparrow Lane, Santa Fe, New Mexico 87506, hereinafter called the Grantor, to **Gail Moore Beckroge, as Trustee of the Gail Beckroge Trust dated June 29, 2022, an unremarried widow**, whose post office address is: 5453 New Covington Dr., Sarasota, Florida 34243, 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 89, BARTON FARMS, UNIT 1, according to the map or plat thereof, as recorded in Plat Book 38, Page(s) 46, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0245050007**

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.

**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.**

**And** the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has  
DEED Individual Warranty Deed - Legal on Face

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number: 29289

**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.

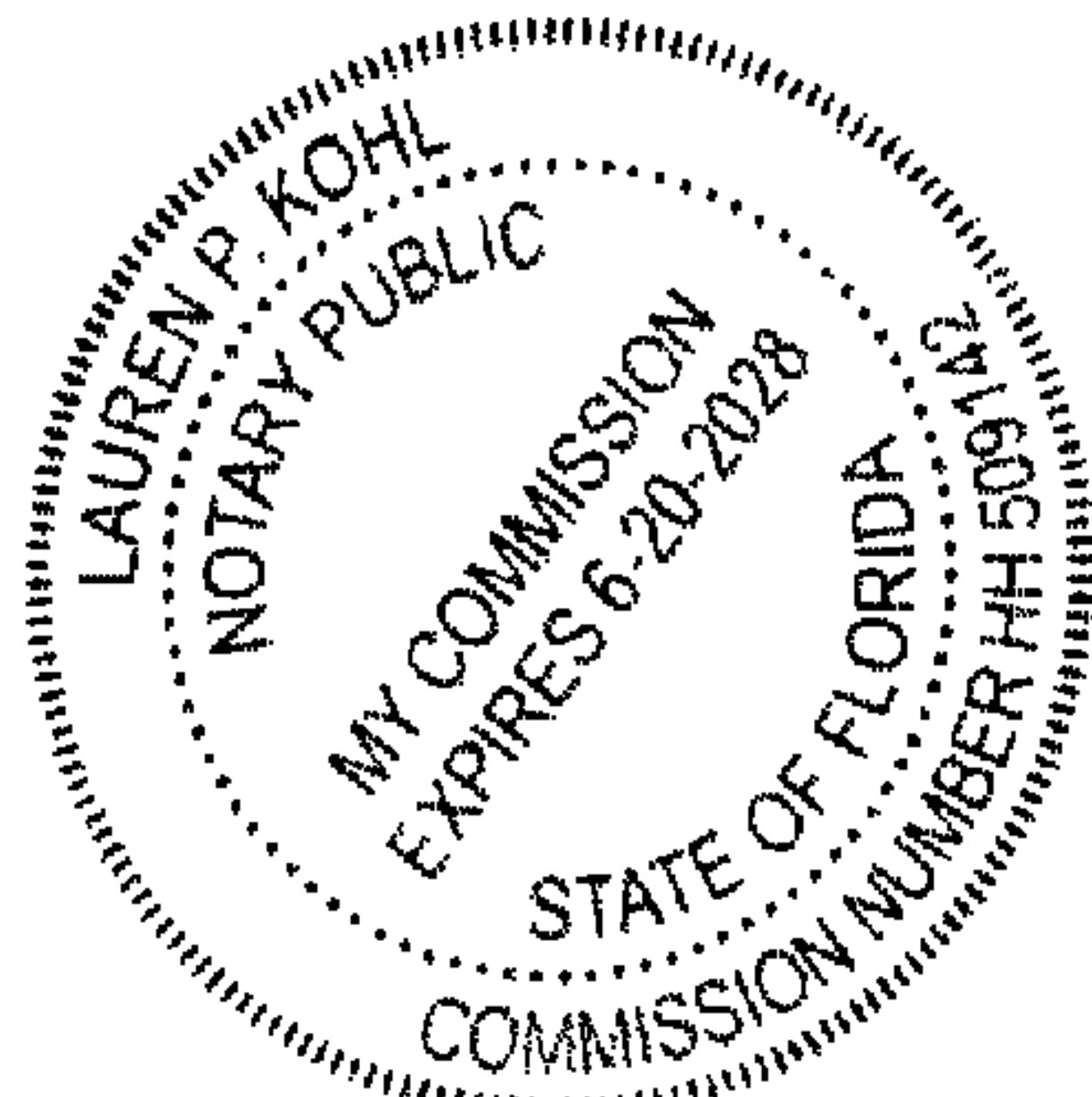
*Signed, sealed and delivered in our presence:*

Witness Signature: *LPK* *Theodore H. Spitzmiller II* (Seal)  
Witness # 1 Printed Name: Lauren P Kohl Theodore H. Spitzmiller, II  
Post Office Address: 1800 Second Street, Suite 777  
Sarasota, FL 34236

Witness Signature: *Melissa Petrucci* *Donna L. Spitzmiller* (Seal)  
Witness # 2 Printed Name: Melissa Petrucci Donna L. Spitzmiller  
Post Office Address: 1800 Second Street, Suite 777  
Sarasota, FL 34236

State of FL  
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on \_\_\_\_\_. The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this May 26, 2026, by Theodore H. Spitzmiller, II and Donna L. Spitzmiller, husband and wife, who is/are personally known to me or who produced DL as identification.



*LPK*  
Notary Public  
My Commission Expires: \_\_\_\_\_

(SEAL)