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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499683

Prepared by and Return to:
Carmen Toner
MSC Title, Inc.
4400 Manatee Avenue West, Bradenton, FL 34209
File No. 2026-473-CXT
Sales Price: Price: \$241,000.00

Doc Stamp-Deed: \$1,687.00

General Warranty Deed

Made this 28th day of May, 2026 By **Marlene M. Lord**, an unremarried widow, whose address is: 636 Sarabay Road, Osprey, FL 34229, hereinafter called the grantor, to **Vickie E. Johncox and Jeffrey C. Johnson, Trustees of the V Johncox and J Johnson Living Trust dated March 14, 2022**, whose post office address is: 3913 Waypoint Avenue, Osprey, FL 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, viz:

Lot 28, Block 1, Bay Acres Re-Subdivision, according to the map or plat thereof, as recorded in Plat Book 7, Pages 16 and 16A, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0148070006**

Marlene M. Lord and William F. Lord had been married continuously and uninterrupted from August 14, 1992 through the date of death of William F. Lord.

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)

Gail Pineault
Witness Signature above:

Marlene M. Lord
Marlene M. Lord
636 Sarabay Road, Osprey, FL 34229

Witness print name below:
Gail Pineault

Witness Address:
4400 Manatee Ave
Bradenton, FL 34209

[Signature]
Witness Signature above:

Witness print name below:
Carmen Toner

Witness Address:
4400 Manatee Ave
Bradenton FL 34209

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of May, 2026, by Marlene M. Lord, who is personally known to me or who has/have produced a DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

