

5/29/2026 1:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500389

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number:29294

Doc Stamp-Deed: \$6,649.30

Consideration: \$949,900.00

## General Warranty Deed

Made this May 28, 2026 By **John E. Carter and Jean E. Carter, individually as husband and wife and as Trustees of The John and Jean Carter Living Trust dated October 21, 2010**, whose post office address is: 112 Forest Ridge Drive, Marquette, Michigan 49855, hereinafter called the Grantor, to **Gerald T. Gaida and Teresa T. Gaida, Trustees of the Gaida Joint Trust dated June 9, 2023** whose post office address is: 1338 Tuscany Blvd, Venice, Florida 34292, 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 103, PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Parcel ID Number: **0425080010**

**Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and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

**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.**

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:

Witness Signature: [Signature]  
Witness # 1 Printed Name: Hunter Cook  
Post-Office Address: 857 W Washington St  
Marquette, MI 49855

[Signature] (Seal)  
John E. Carter, individually and as Trustee of The John and Jean Carter Living Trust dated October 21, 2010

Witness Signature: [Signature]  
Witness # 2 Printed Name: Jannette Hansen  
Post-Office Address: 857 W Washington St  
Marquette, MI 49855

[Signature] (Seal)  
Jean E. Carter, individually and as Trustee of The John and Jean Carter Living Trust dated October 21, 2010

State of Michigan  
County of Marquette

I am a Notary Public of the State of Michigan, and my commission expires on 09/10/2031. The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization this May 26, 2026, by John E. Carter and Jean E. Carter, individually and as Trustees of The John and Jean Carter Living Trust dated October 21, 2010, who are personally known to me or who produced MI Drivers License as identification.

[Signature]  
Notary Public  
My Commission Expires: 09/10/2031

(SEAL)

HUNTER COOK  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MARQUETTE  
My Commission Expires 9/10/2031  
Acting in the County of Marquette