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6/1/2026 1:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501253

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29237

Doc Stamp-Deed: \$8,400.00

Consideration: \$1,200,000.00

General Warranty Deed

Made this June 1, 2026 By **Daniel Fleishman and Carrie Fleishman, husband and wife**, whose post office address is: 204 Eagleston Ln, Sarasota, Florida 34240, hereinafter called the Grantor, to **Eric Robert Folk and Reagan Folk, husband and wife, as joint tenants with full rights of survivorship**, whose post office address is: 6152 Lungo Lago Drive, Sarasota, Florida 34241, 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 94, RIVO LAKES, PHASE 2, according to the plat thereof, as recorded in Plat Book 55, Pages 13 through 19, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0284120037**

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: Randa Ewing
Post Office Address: 8484 Lunar Sky Street
Sarasota, FL 34241


[Signature] (Seal)
Daniel Fleishman

Witness Signature: [Signature]
Witness # 2 Printed Name: Kyle McCormack
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

[Signature] (Seal)
Carrie Fleishman

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 27, 2026, by Daniel Fleishman and Carrie Fleishman, husband and wife, who are personally known to me or who produced FL DL as identification.

 Kyle C. McCormack
Notary Public
State of Florida
Comm# HH425199
Expires 7/24/2027

[Signature]
Notary Public
My Commission Expires: _____

(SEAL)