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6/2/2026 1:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501974

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29295

Doc Stamp-Deed: \$4,095.00

Consideration: \$585,000.00

General Warranty Deed

Made this June 1, 2026 By **James J. Lukas and Craig Lukas, individually and as Successor Trustees of the Joseph A. Lukas, Jr., Revocable Trust under Agreement dated October 3, 1991**, whose post office address is: 3420 North 128th Circle, Omaha, Nebraska 68164, hereinafter called the Grantor, to **Stacy Collins, a married woman**, whose post office address is: 114 Windward Drive, Osprey, Florida 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:

Lot 130, SOUTHBAY YACHT & RACQUET CLUB, a Subdivision, according to the map or plat thereof, as recorded in Plat Book 22, Pages 27, 27A through 27F, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0157080005

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and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

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: Janice M. Ivester
Post Office Address: 550 N 155th Plz Omaha NE 68154

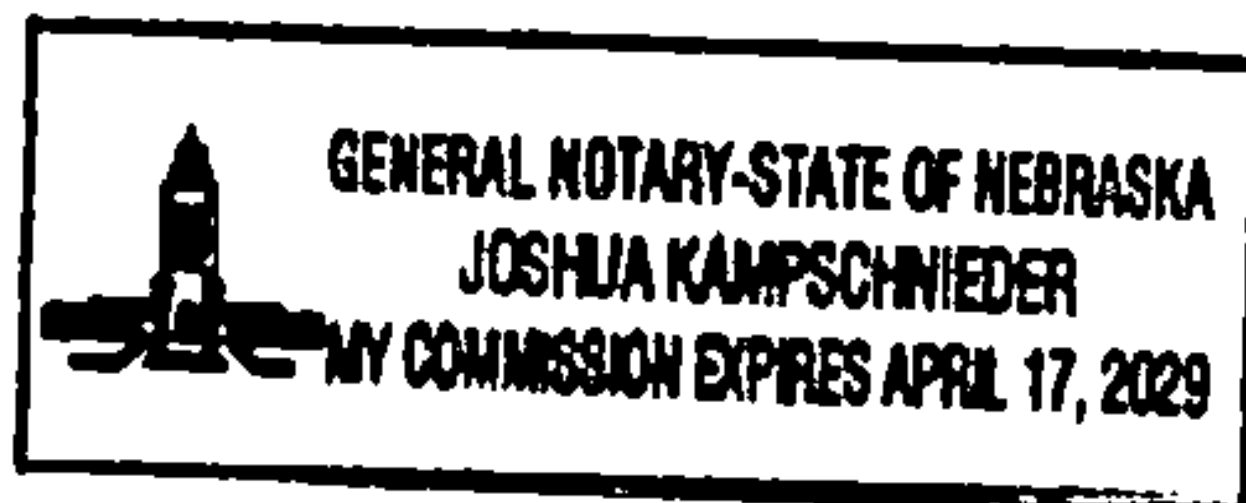
[Signature] (Seal)
James J. Lukas, individually and as Successor Trustee of the
Joseph A. Lukas, Jr., Revocable Trust under Agreement
dated October 3, 1991

Witness Signature: [Signature]
Witness # 2 Printed Name: Mitchell Lowe
Post Office Address: 1426 So. 189th Ct.
Omaha NE 68130

[Signature] (Seal)
Craig Lukas, individually and as Successor Trustee of the
Joseph A. Lukas, Jr., Revocable Trust under Agreement
dated October 3, 1991

State of Nebraska
County of Douglas

I am a Notary Public of the State of Nebraska, and my commission expires on 4/17/2029. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this June 1, 2026, by James J. Lukas, and Craig Lukas, individually and as Successor Trustees of the Joseph A. Lukas, Jr., Revocable Trust under Agreement dated October 3, 1991, who are personally known to me or who produced Drivers License as identification.



[Signature]
Notary Public
My Commission Expires: 4/17/2029

(SEAL)