

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075923 3 PG(S)**

6/4/2026 12:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503124

Prepared by and return to:

Lauren Kohl

Gibson Kohl, P.L.

1800 Second Street, Suite 777

Sarasota, Florida 34236

File Number:29269

Doc Stamp-Deed: \$24,325.00

Consideration: \$3,475,000.00

General Warranty Deed

Made this June 4, 2026 By **R. Jack Chapman and Victoria M. Chapman, husband and wife**, whose post office address is: P.O. Box 4201, Sarasota, Florida 34230, hereinafter called the Grantor, to **Linda Cahn and Paul G. Marshall, Trustees of the CAHN-MARSHALL Family Trust dated May 21, 2024, as amended**, whose post office address is: 1255 N Gulfstream Ave #1501, Sarasota, Florida 34236, 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:

Unit No. 1501 f/k/a Unit No. PH-1, BAY PLAZA, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1565, Pages 71 through 142, inclusive, and amendments thereto, and as per plat thereof recorded in Condominium Book 20, Pages 5 through 5K, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **2027053106**

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.

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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: _____

Witness # 1 Printed Name: _____

Post Office Address: _____

1800 Second Street, Suite 777
Sarasota, FL 34236

R. Jack Chapman (Seal)
R. Jack Chapman

Witness Signature: _____

Witness # 2 Printed Name: _____

Post Office Address: _____

1800 Second Street, Suite 777
Sarasota, FL 34236

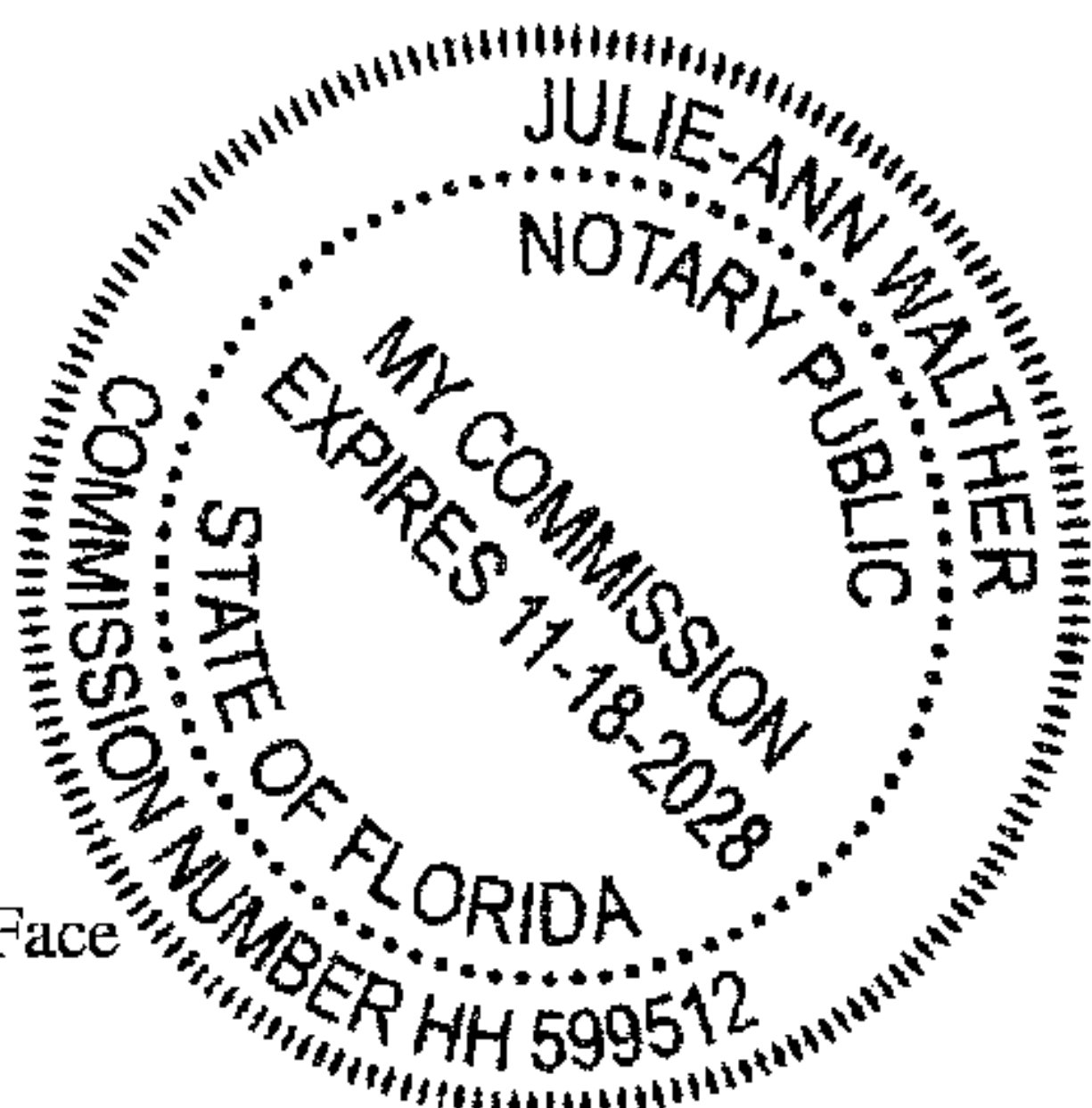
State of FL

County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on 11/18/28. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6/2, 2026, by R. Jack Chapman, who is/are personally known to me or who produced FL ID as identification.

(SEAL)

DEED Individual Warranty Deed - Legal on Face



Julie-Ann Walther
Notary Public

My Commission Expires: _____

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Signed, sealed and delivered in our presence:

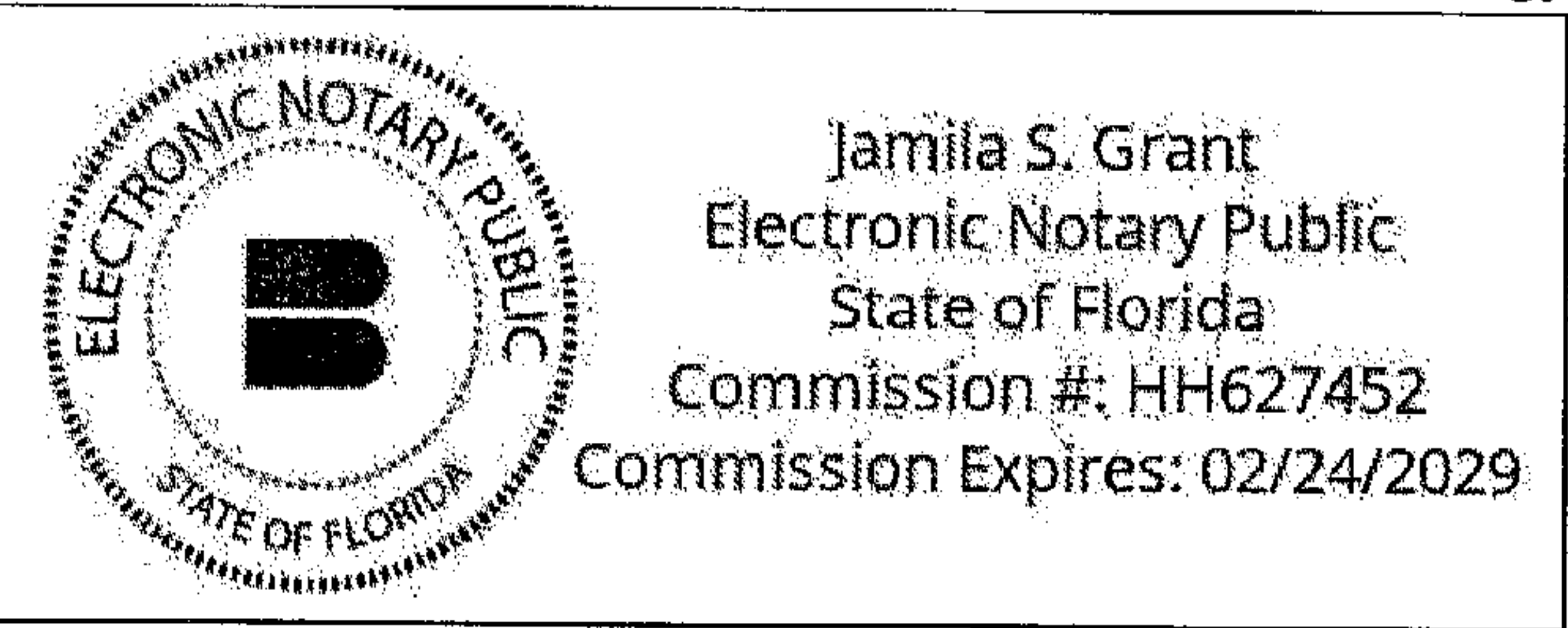
Witness Signature: (1) [Signature] Victoria M. Chapman (Seal)
Witness # 1 Printed Name: (1) Jamila S. Grant Victoria M. Chapman
Post Office Address: 4955 Rain Shadow Drive
St. Cloud, FL 34772

Witness Signature: (2) [Signature]
Witness # 2 Printed Name: (2) Andre Grant
Post Office Address: 4955 Rain Shadow Drive
St. Cloud, FL 34772

State of Florida
County of Osceola

I am a Notary Public of the State of Florida, and my commission expires on 02/24/2029. The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this June 1, 2026, by Victoria M. Chapman, who is/are personally known to me or who produced FL DRIVER'S LICENSE as identification.

Notarized online using audio-video communication technology



[Signature] Jamila S. Grant
Notary Public
My Commission Expires: 02/24/2029