

6/4/2026 3:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by and return to:

SIMPLIFILE

Receipt # 3503443

J. Cole Brewer, Esq.
BERG, BREWER, KESSLER & MOWRY, PLLC
124 North Brevard Ave.
Arcadia, FL 34266
863-494-4323

Doc Stamp-Deed: \$4,200.00

Parcel No. 0178090018

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of June, 2026 between George Dagon, Jr., personal representative of the Estate of George Andrew Dagon, whose post office address is 217 Scenic Drive, Berlin, CT 06037, grantor, and Matthew Joseph Donaldson, Jr. and Kimberly P. Donaldson, as Co- Trustees of the Matthew Joseph Donaldson, Jr. Revocable Trust u/a/d August 12, 2012 whose post office address is 564 Garen Road, Charlotte, VT 05445, grantees:

(Whenever used herein the terms "grantor" and "grantees" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Lot 11, GULF SHORES, NO 3, per plat thereof recorded in Plat Book 7, Page 37, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

GRANTOR WARRANTS THAT AT THE TIME OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT THE GRANTOR'S HOMESTEAD WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR A PART OF HOMESTEAD PROPERTY

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

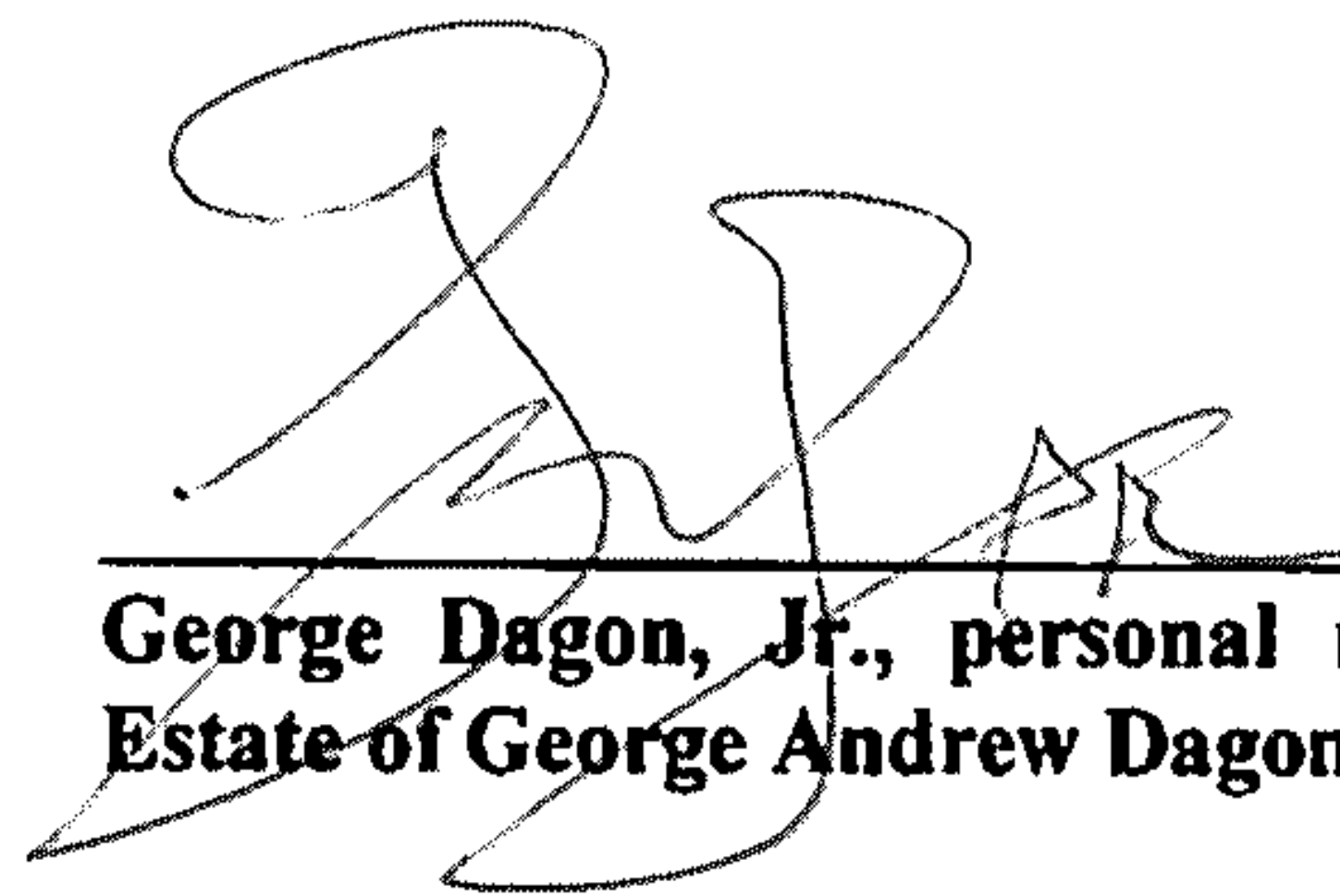


Witness

Besa Bomova

(Printed Name)

Witness Address: 10 W. Main St. #514-105
Bracon Falls, CT 06403



George Dagon, Jr., personal representative of the
Estate of George Andrew Dagon



Witness

Makenzie Cossette

(Printed Name)

Witness Address: 26 Blansfield Lane
Wolcott, CT 06716

STATE OF Connecticut
COUNTY OF Hartford

The foregoing instrument was acknowledged before me, the undersigned authority, by means of
☒ physical presence or ☐ online notarization, this 3rd day of June, 2026, by **George Dagon, Jr., personal representative of the Estate of George Andrew Dagon**, Grantor, who ☐ is personally known to me or who
☒ has produced a driver license as identification to be the individual subscribed to the foregoing instrument as Grantor, whom identify this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.



Besa Bomova, Notary Public

State of Connecticut at Large

Commission No. SNPC.0176452

My commission expires: 05/31/2028

