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6/16/2026 12:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508054

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29364

Doc Stamp-Deed: \$2,975.00

Consideration: \$425,000.00

General Warranty Deed

Made this June 14, 2026 By **Benjamin A. Hannah and Lisa D. Hannah, husband and wife**, whose post office address is: 1622 Slate Court, Venice, Florida 34292, hereinafter called the Grantor, to **Joseph G. Carroll, an unmarried man**, whose post office address is: 1620 Slate Court, 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 35, Tract B, Waterford, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 15A thru 15O, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0388100009**

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: _____

Witness # 1 Printed Name: _____

Post Office Address: _____
414 S. Tamiami Trail
Osprey, FL 34229

Benjamin A. Hannah (Seal)

Witness Signature: _____

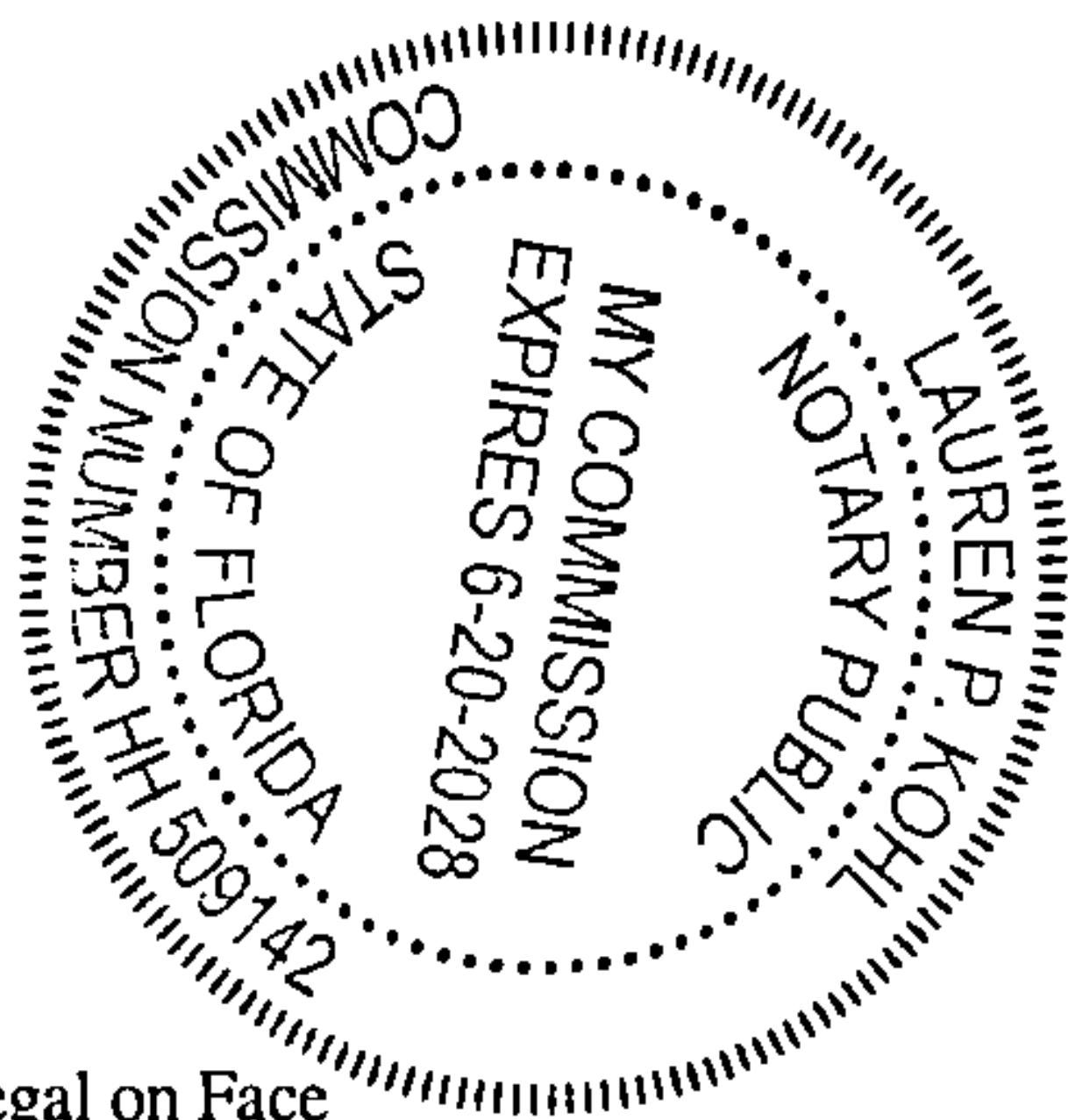
Witness # 2 Printed Name: _____

Post Office Address: _____
414 S. Tamiami Trail
Osprey, FL 34229

Lisa D. Hannah (Seal)

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 6/20/28. The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this June 10, 2026, by Benjamin A. Hannah and Lisa D. Hannah who is/are personally known to me or who produced DL as identification.



(SEAL)

DEED Individual Warranty Deed - Legal on Face

Notary Public
My Commission Expires: _____