

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

6/22/2026 11:33 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

File Number: 7372-8111
Purchase Price: \$430,000.00

EPN

Receipt # 3510423

Doc Stamp-Deed: \$3,010.00

GENERAL WARRANTY DEED

Made this June 17, 2026 A.D. By **Carl W. Pflug, Individually and as Trustee of The Carl W. Pflug Revocable Living Trust dated June 24, 1987, as amended and restated**, whose post office address is 3240 Lake Pointe Blvd. #371, Sarasota, Florida 34231, hereinafter called the Grantor, to **George Ryan Lilieholm and Jasmine Sawaged, husband and wife**, whose post office address is 2158 Cork Oak St., Sarasota, Florida 34232, 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, viz:

Lot 1674, COLONIAL OAKS, UNIT NO. 23, according to the map or plat thereof, as recorded in Plat Book 32, Page 13, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2026 and all subsequent years.

Parcel ID Number: **0064030031**

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

Grantor warrants and represents that the foregoing property is not the homestead of Grantor nor is it contiguous thereto.

To Have and to Hold, the same in fee simple forever.

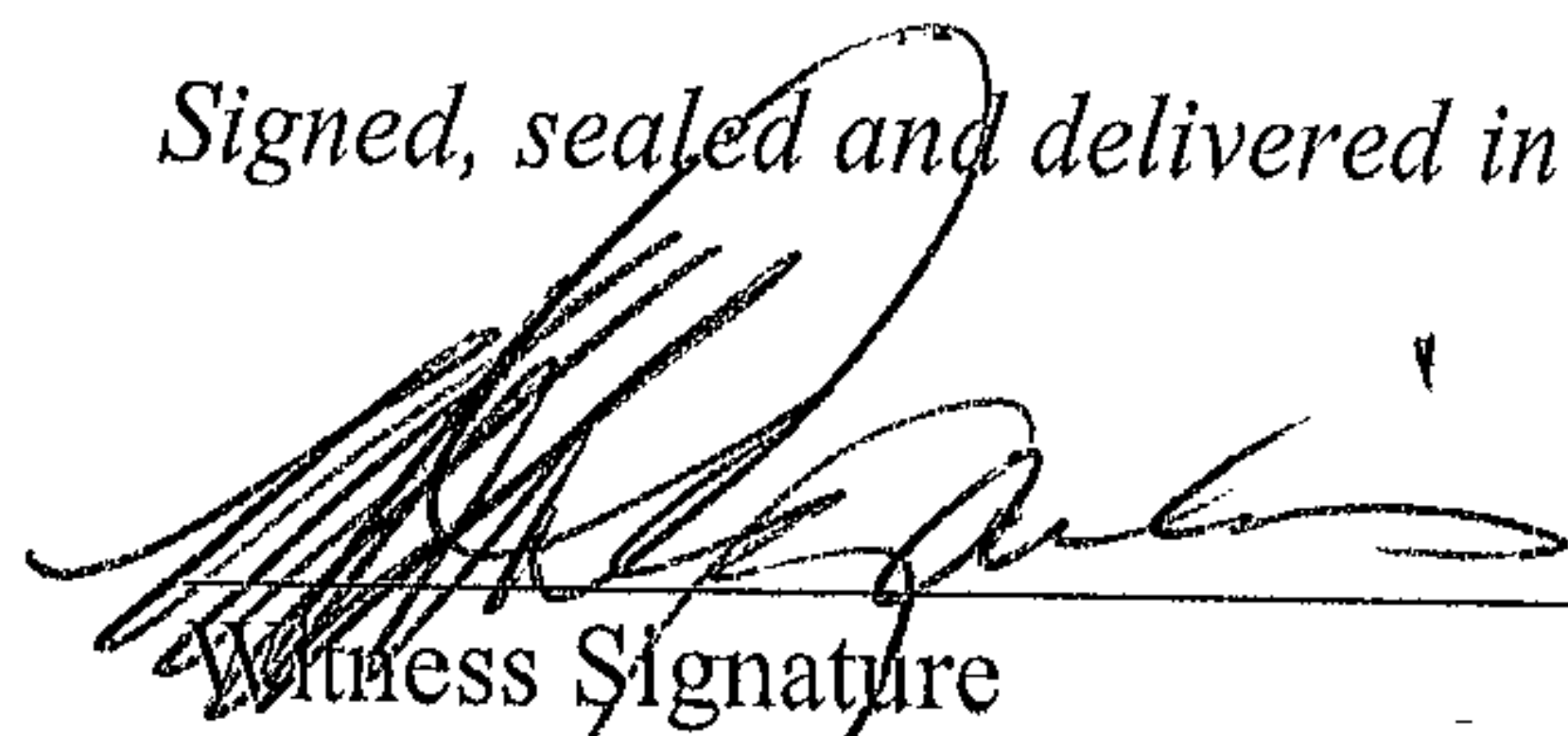
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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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:



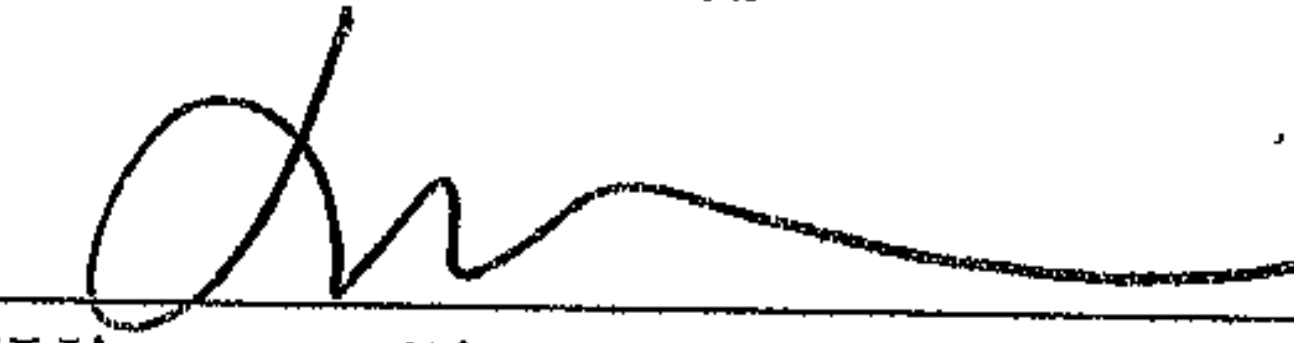
Witness Signature

Mary Lynn Desjarlais

Witness Printed Name

2750 Stickney Pt Rd #201
Sarasota, FL 34231

Witness Address



Witness Signature

Juregan

Witness Printed Name

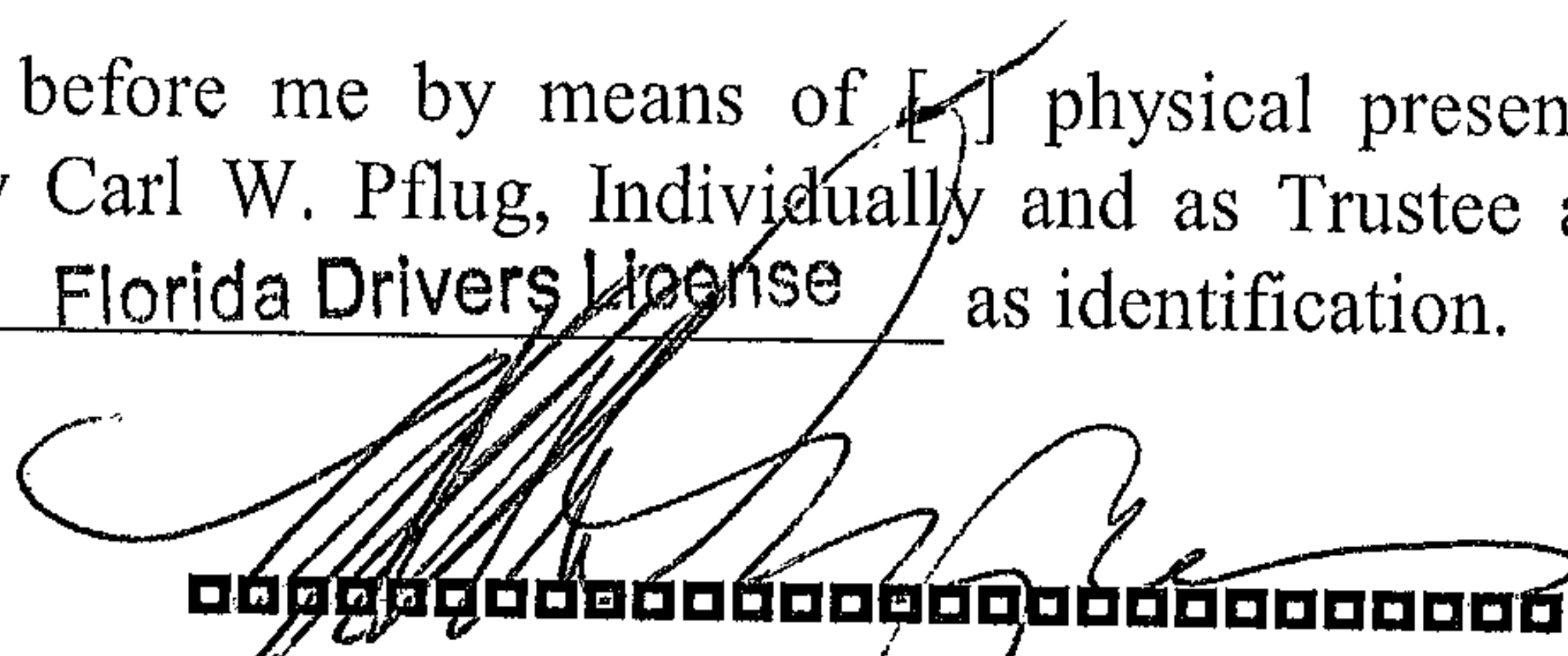
5760 Statin Way
Sarasota FL 34233

Witness Address

State of FLORIDA
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of June, 2026, by Carl W. Pflug, Individually and as Trustee aforesaid, who is personally known to me or who has produced Florida Drivers License as identification.




Notary Public
Printed Name: Mary Lynn Desjarlais
My Commission Expires: 4-15-28