

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026084725 2 PG(S)**

6/22/2026 1:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510580

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 10666

Doc Stamp-Deed: \$0.70

Consideration: \$10.00

Examination of title to the subject property was not undertaken in connection with preparation of this instrument.

General Warranty Deed

Made this June 18, 2026 By **Randall Dillon and Beth A. Dillon, husband and wife**, whose post office address is: 40 Fox Ridge Drive, Fletcher, North Carolina 28732, hereinafter called the Grantor, to **Carole A. Lang and Beth A. Dillon, as joint tenants with full rights of survivorship**, whose post office address is: 114 E. Wilderness Rd., Lake Lure, North Carolina 28746, 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 139, Gulf Gate Gardens Homes East Condominium, a Condominium according to the Declaration of Condominium recorded in Official Records Book 814, pages 768 thru 790, inclusive, as amended, and as per plat thereof recorded in Condominium Book 3, page 34, as amended, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0102-09-1039**

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.

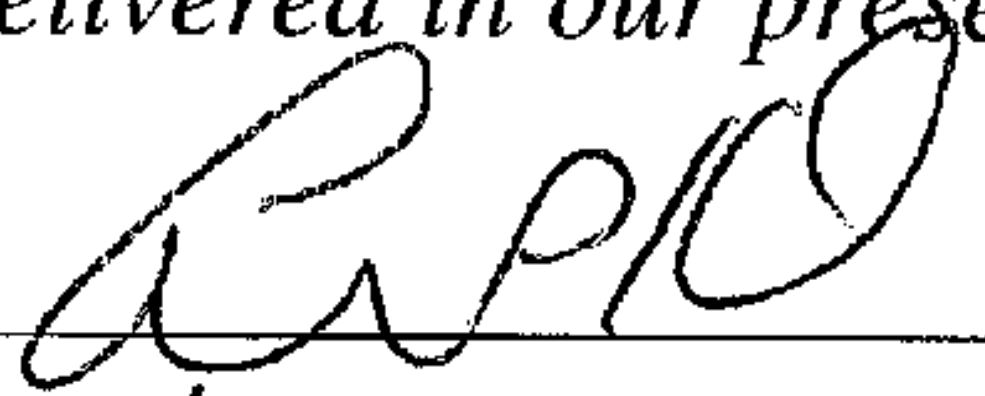
To Have and to Hold, the same in fee simple forever.

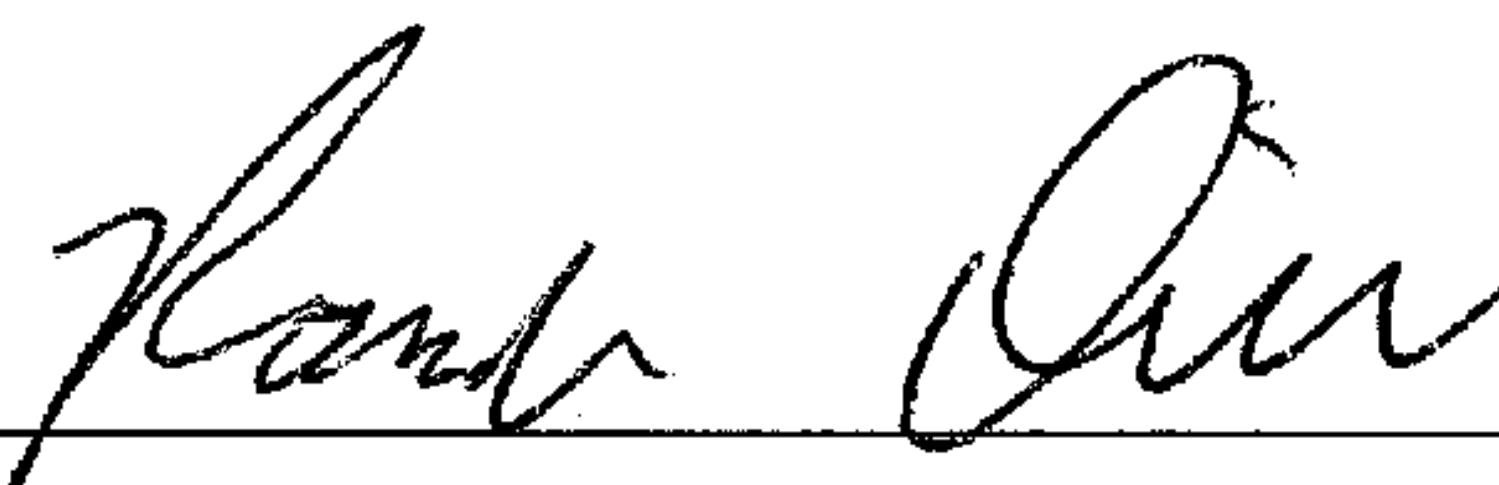
Prepared by and return to:
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1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:10666

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.

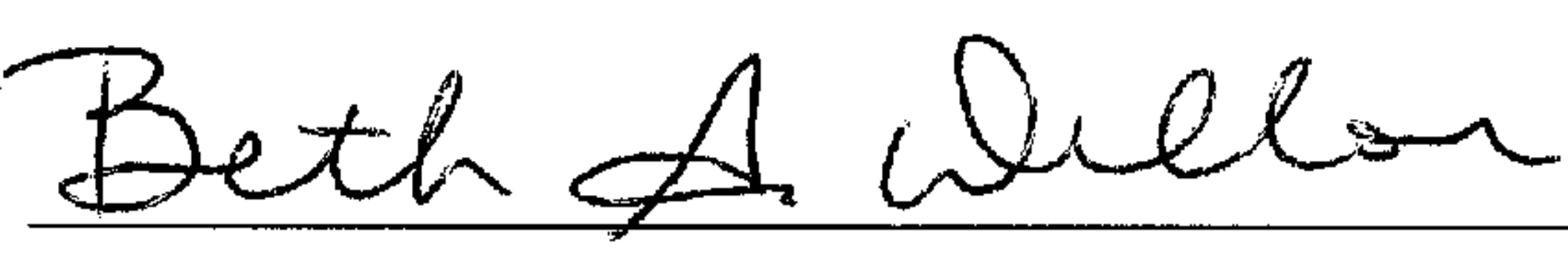
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: 
Witness # 1 Printed Name: Lauren P Kohl
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

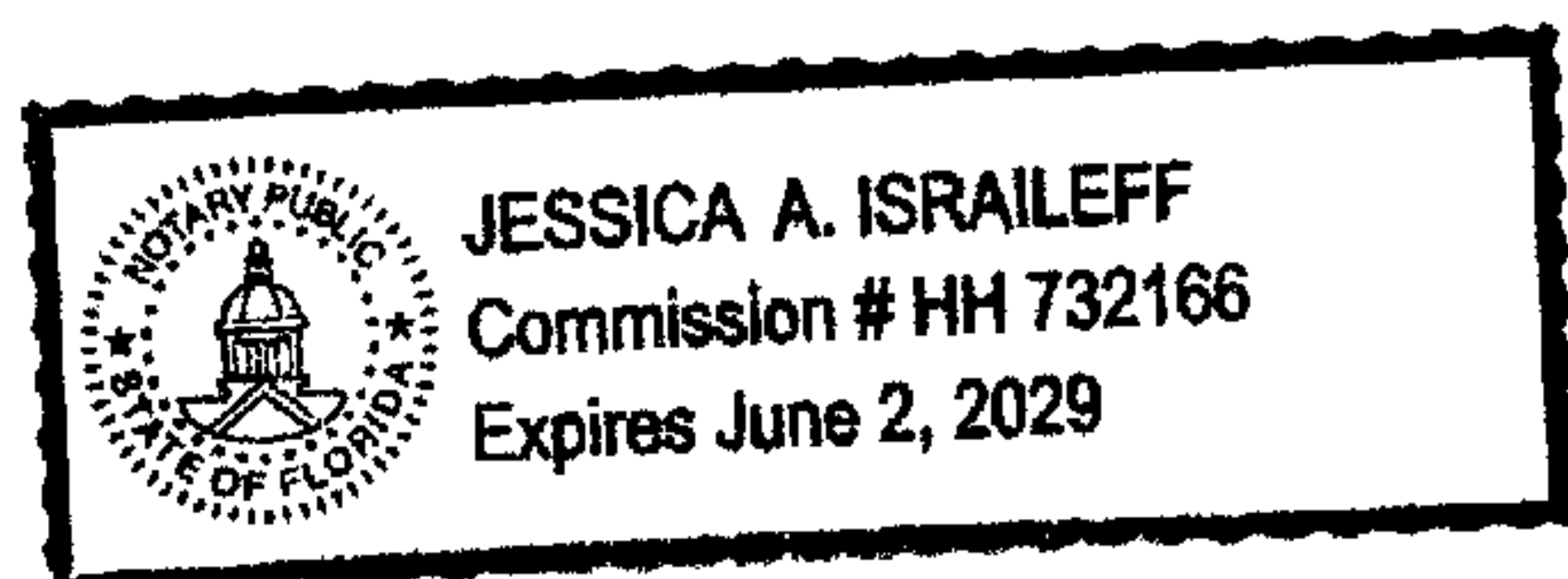
 (Seal)
Randall Dillon

Witness Signature: 
Witness # 2 Printed Name: Jessica A. Israileff
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

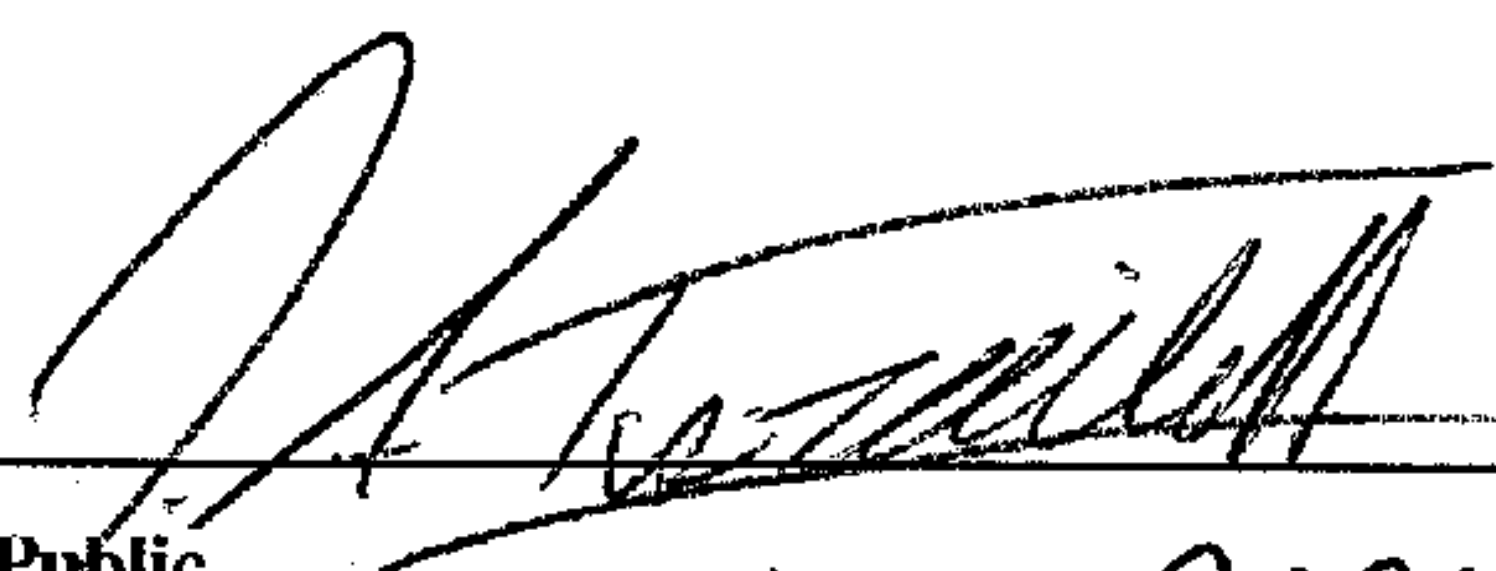
 (Seal)
Beth A. Dillon

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 6-2-2029. The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this June 18, 2026, by Randall Dillon and Beth A. Dillon, who are personally known to me or who produced drivers license as identification.



(SEAL)


Notary Public
My Commission Expires: 6-2-2029