

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086307 2 PG(S)**

Prepared by and return to:
Harry W. Haskins
Haskins Law, LLC
3400 South Tamiami Trail
201
Sarasota, FL 34239

6/24/2026 1:17 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3511921

File No 2026-173

Doc Stamp-Deed: \$15,575.00

Parcel Identification No 0082-07-0015

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24th day of June, 2026 between James M. Gosart and Carol E. Gosart, husband and wife, whose post office address is 7720 Donald Ross Road West, Sarasota, FL 34240, Florida, Grantor, to John W. Keefe, Trustee of The John W. Keefe Family Trust of 2012 dated March 8, 2012, whose post office address is 14 Main St, Dover, MA 02030, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 190, SIESTA ISLES, UNIT NO. 5, according to the Plat thereof, as recorded in Plat Book 12, Page 3, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

James M. Gosart
James M. Gosart
Carol E. Gosart
Carol E. Gosart

Harry W. Hahn
WITNESS
PRINT NAME: Harry W. Hahn
Doreen L. Gentz
WITNESS
PRINT NAME: Doreen L. Gentz

4055 Higel Ave
Sarasota, FL 34242
WITNESS 1 ADDRESS
3081 Madagascar Ave.
North Port, FL 34286
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of June, 2026, by James M. Gosart and Carol E. Gosart, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

