

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086789 2 PG(S)**

6/25/2026 11:26 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512325

Doc Stamp-Deed: \$5,775.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road, 200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-520
Parcel ID: 0268130025
Consideration: \$825,000.00

Warranty Deed

Know All Men By These Presents that, **John C. Turbiak, Individually and as Trustee of The John Turbiak Revocable Trust dated February 16, 2024, joined by his Spouse, Kasey Turbiak**, (henceforth referred to as "Grantor") of **7025 Saddle Creek Circle, Sarasota, FL 34241**, for consideration paid, grant to **Anthony Carlson and Sarah Marie Carlson, husband and wife**, (henceforth referred to as "Grantee") of **6212 Aventura Drive, Sarasota, FL 34241**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 68, of EASTLAKE, according to the Plat thereof, as recorded in Plat Book 36, Pages 48, 48A through 48D, inclusive, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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.

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, hereunto set by hands and seals this 24th day of June, 2026

WARRANTY DEED

Witness #1 Signature
Witness #1 Printed Name
P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

Witness #2 Signature
Witness #2 Printed Name
P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

The John Turbiak Revocable Trust dated February 16, 2024

By: John C. Turbiak, Individually and as Trustee

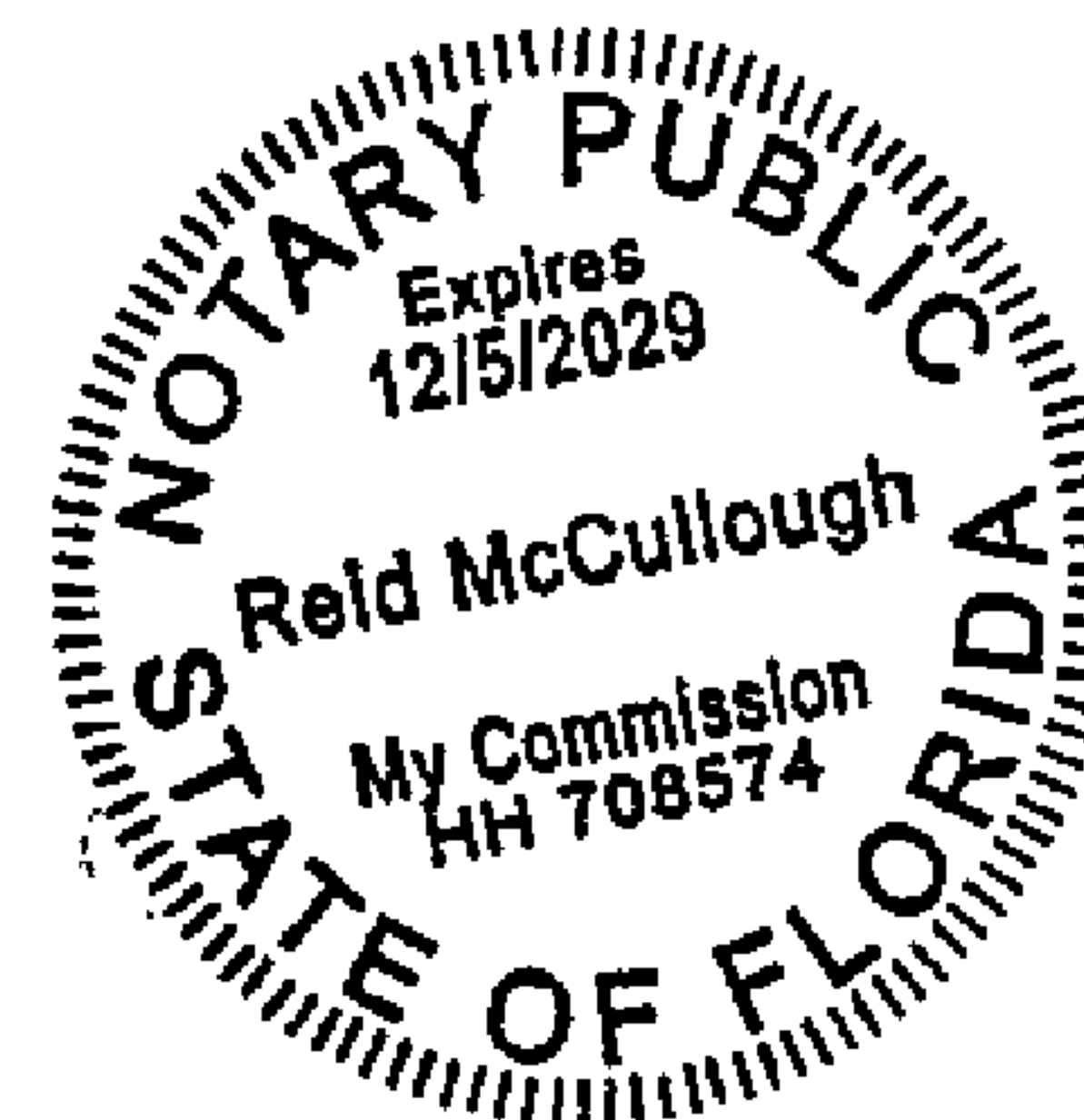
Kasey Turbiak

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of June, 2026, by John C. Turbiak, Individually and as Trustee of The John Turbiak Revocable Trust dated February 16, 2024 and Kasey Turbiak, ☐ who is/are personally known to me or ☒ who has/have produced valid DL as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



WARRANTY DEED