

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026090123 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3514906

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29379

Doc Stamp-Deed: \$2,618.00

Consideration: \$374,000.00

General Warranty Deed

Made this July 1, 2026 By **Marilyn Etherington, an unmarried widow**, whose post office address is: 5 Burnham Lane, Danvers, Massachusetts 01923, hereinafter called the Grantor, to **Luke E. Johnson and Carrie Lynn Johnson, husband and wife**, whose post office address is: 270 Mount Vernon Drive, Venice, Florida 34293, 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 26, Block 27, VENICE EAST SUBDIVISION - 3RD ADDITION, according to the map or plat thereof, as recorded in Plat Book 18, Pages 23, 23A and 23B, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0447160029**

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: (1) John M. Etherington Marilyn Etherington (Seal)
Witness #1 Printed Name: John M. Etherington Marilyn Etherington
Post Office Address: 15 Burnham Lane
Danvers Ma.

Witness Signature: (2) Eileen Finocchiaro
Witness #2 Printed Name: Eileen Finocchiaro
Post Office Address: 215 Pleasant Ave
Danvers, Ma

State of MA
County of Essex

I am a Notary Public of the State of MA, and my commission expires on 3-22-2030. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6-28, 2026, by Marilyn Etherington who is/are personally known to me or who produced Massachusetts as identification.

 DEBRA C JOYCE
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
March 22, 2030
(SEAL)

Debra C Joyce
Notary Public
My Commission Expires: 3-22-2030