

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026092889 2 PG(S)**

7/8/2026 1:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517148

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29425

Doc Stamp-Deed: \$2,275.00

Consideration: \$325,000.00

General Warranty Deed

Made this July 8, 2026 By **Monica Macmichael, an unmarried woman**, whose post office address is: 416 Inlet Rd., North Palm Beach, Florida 33408, hereinafter called the Grantor, to **Rosemary Bradley and Deborah Cooney, as joint tenants with full rights of survivorship**, whose post office address is: 15 River Street Apt D, Woodstock, Vermont 05091, 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 146, WOODMANS CHART, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 1153, Page 1498, and amendments thereto, and as per plat thereof recorded in Condominium Book 9, Page 49, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0041091020**

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: [Signature]

Witness # 1 Printed Name: Lauren Kohl

Post Office Address: 1800 Second Street, Suite 777

Sarasota, FL 34236

Monica Mac Michael (Seal)
Monica Macmichael

Witness Signature: [Signature]

Witness # 2 Printed Name: Fernando Viteri

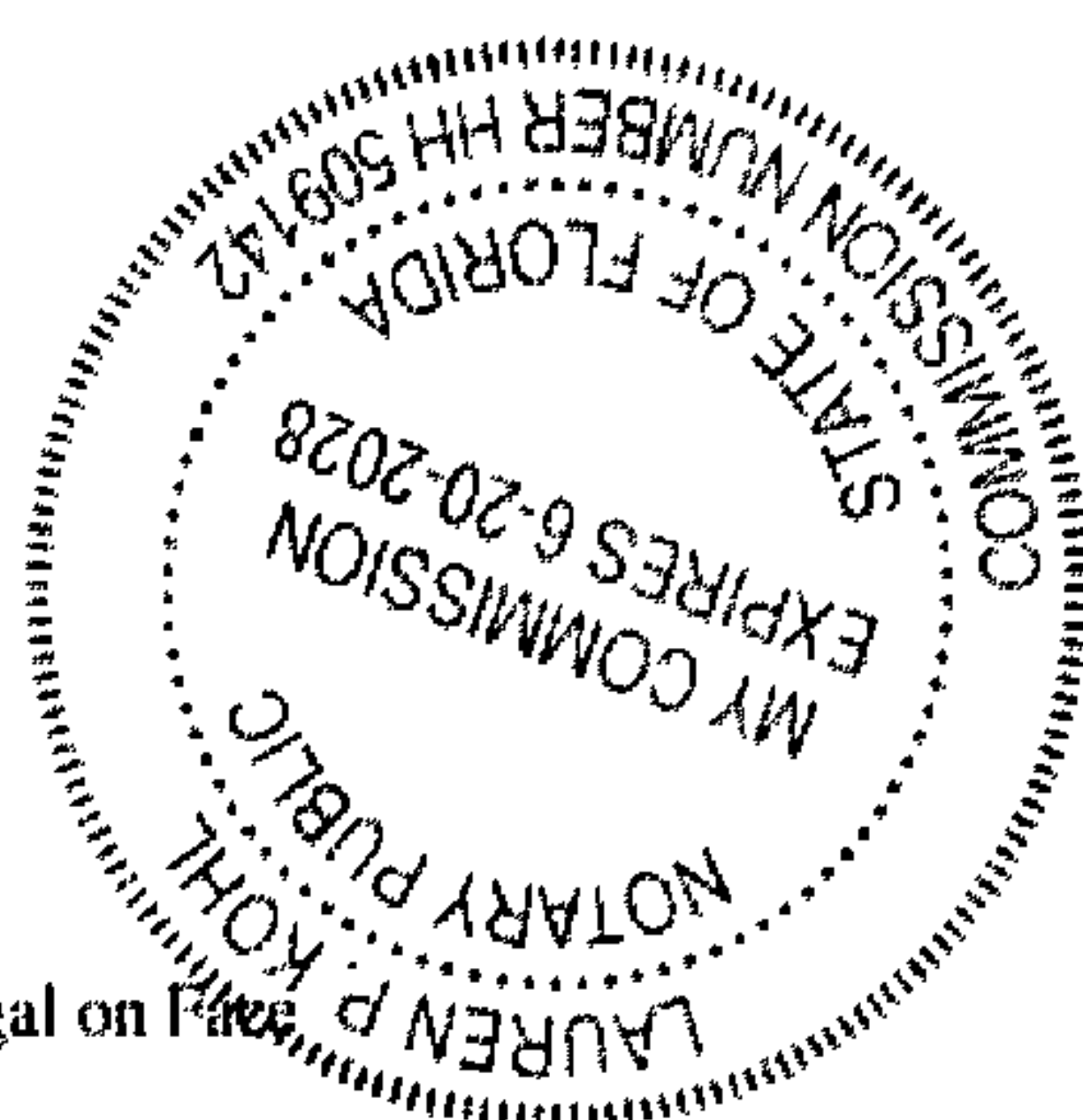
Post Office Address: 50 Central Ave 110

Sarasota, FL 34236

State of FL
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization this 7/1, 2026, by Monica Macmichael, an unmarried woman, who is/are personally known to me or who produced DL as identification.

(SEAL)



DEED Individual Warranty Deed - Legal on Page

[Signature]
Notary Public
My Commission Expires: _____