

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026093045 2 PG(S)

7/8/2026 2:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517264

Doc Stamp-Deed: \$5,390.00

Prepared by and return to:

Lauren Kohl

Gibson Kohl, P.L.

1800 Second Street, Suite 777

Sarasota, Florida 34236

File Number:29393

Consideration: \$770,000.00

General Warranty Deed

Made this July 8, 2026 By **Kathleen Groskopf, an unmarried woman**, whose post office address is: 1055 W Peppertree Dr #102AA Bldg, Sarasota, Florida 34242, hereinafter called the Grantor, to **Anthony J. Pieragostini, Trustee of the AJRC Revocable Trust dated November 7, 2024**, whose post office address is: 14 Somerset Drive, Somers, New York 10589, 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 102AA, Building A-A, PEPPERTREE BAY CONDOMINIUM, UNIT IV, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1056, Page 1813 and amendments thereto, and as per plat thereof, recorded in Condominium Book 8, Page 19, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0106034050**

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:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
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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.

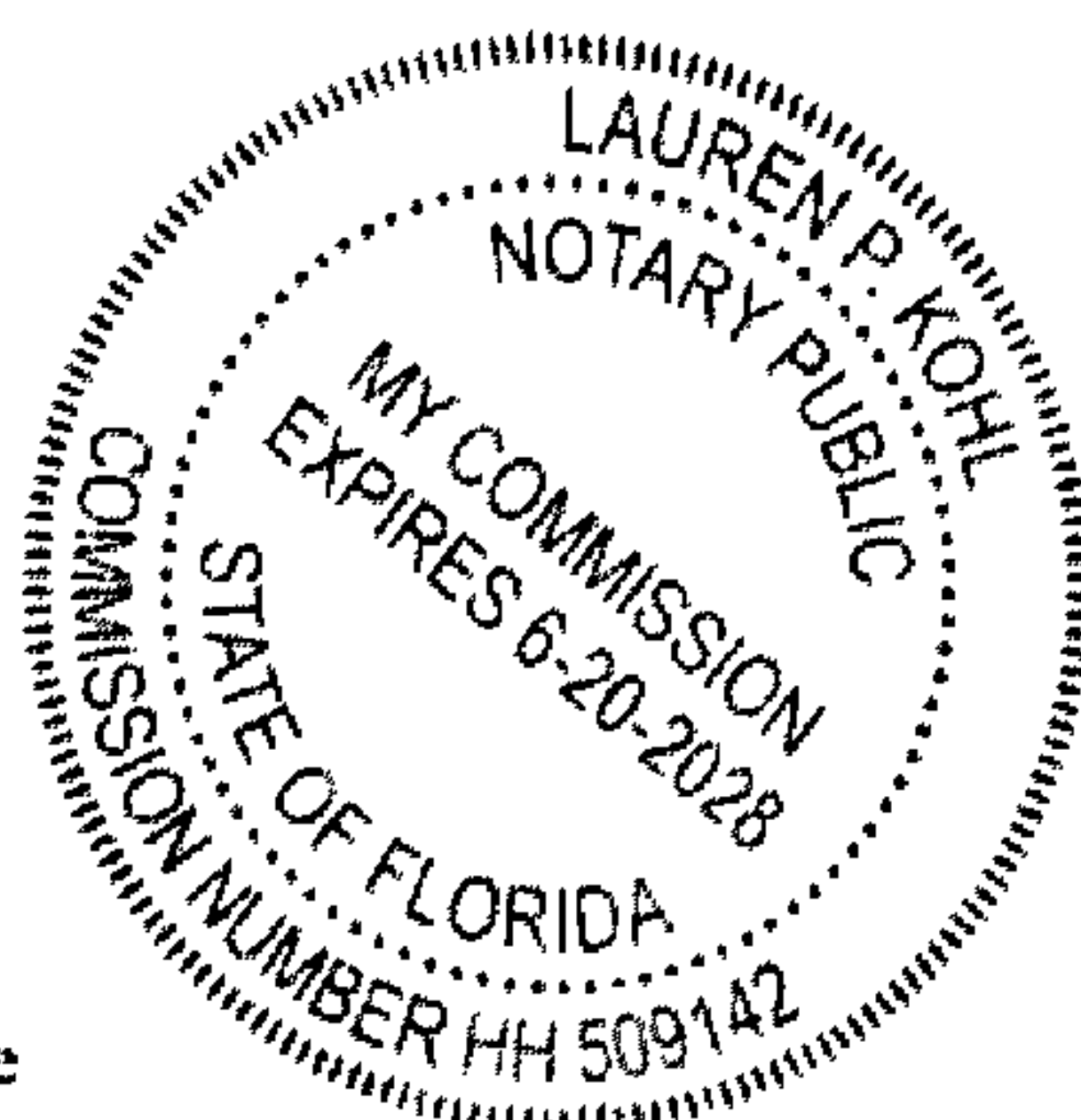
Signed, sealed and delivered in our presence:

Witness Signature: [Signature] [Signature] (Seal)
Witness # 1 Printed Name: Lauren Kohl Kathleen Groskopf
Post Office Address: 1800 Second St 777
Sarasota FL 34236

Witness Signature: [Signature]
Witness # 2 Printed Name: Anita Ford
Post Office Address: 5268 McCallum Ter
SARASOTA, FL 34231

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 July 8, 2026, by Kathleen Groskopf, an unmarried woman, who is/are personally known to me or who produced DL as identification.



(SEAL)

DEED Individual Warranty Deed - Legal on Face

[Signature]
Notary Public
My Commission Expires: