

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29400

7/10/2026 12:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3518233

Consideration: \$72,000.00

Doc Stamp-Deed: \$504.00

General Warranty Deed

Made this July 10, 2026 By **Susan Fitzgerald Sutter, Trustee of the CRM-SFS Land Trust dated September 12, 2019**, whose post office address is: 1245 Yacht Club Drive, Venice, Florida 34293, hereinafter called the Grantor, to **Perrin Grannell and Camron Wallace, husband and wife**, whose post office address is: 1562 Fundy Road, 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:

Lots 7665 and 7666, SOUTH VENICE UNIT NO. 28, according to the map or plat thereof, recorded in Plat Book 6, Page(s) 77, Public Records of Sarasota County, Florida.

Parcel ID Number: **0456110022**

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.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

Grantor herein states that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Susan Fitzgerald Sutter is the sole acting Trustee.

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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: _____

Witness # 1 Printed Name: _____

Post Office Address: _____

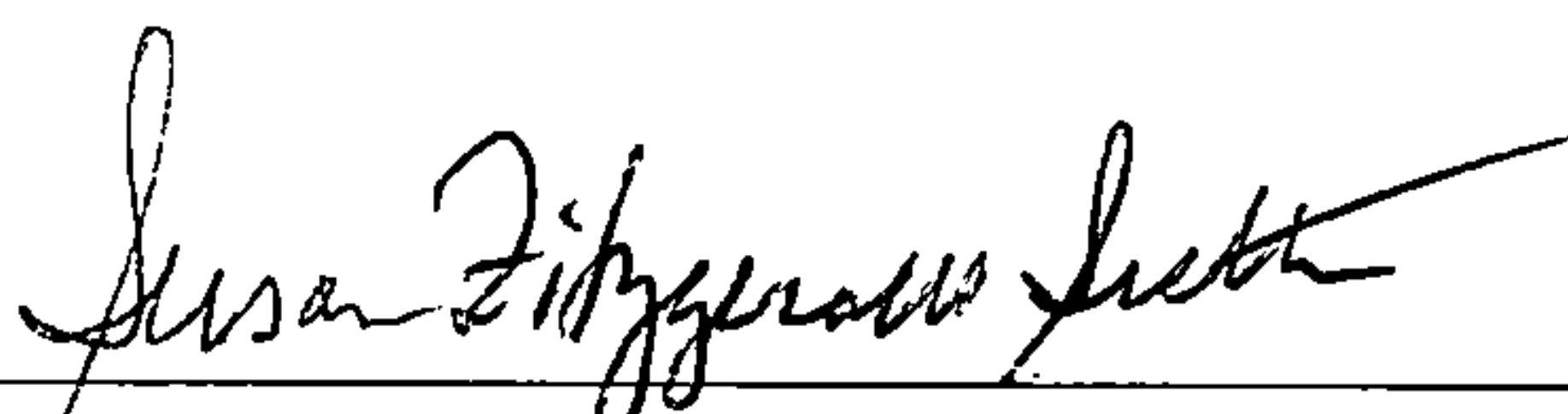
414 S. Tamiami Trail
Osprey, FL 34229

Witness Signature: _____

Witness # 2 Printed Name: _____

Post Office Address: _____

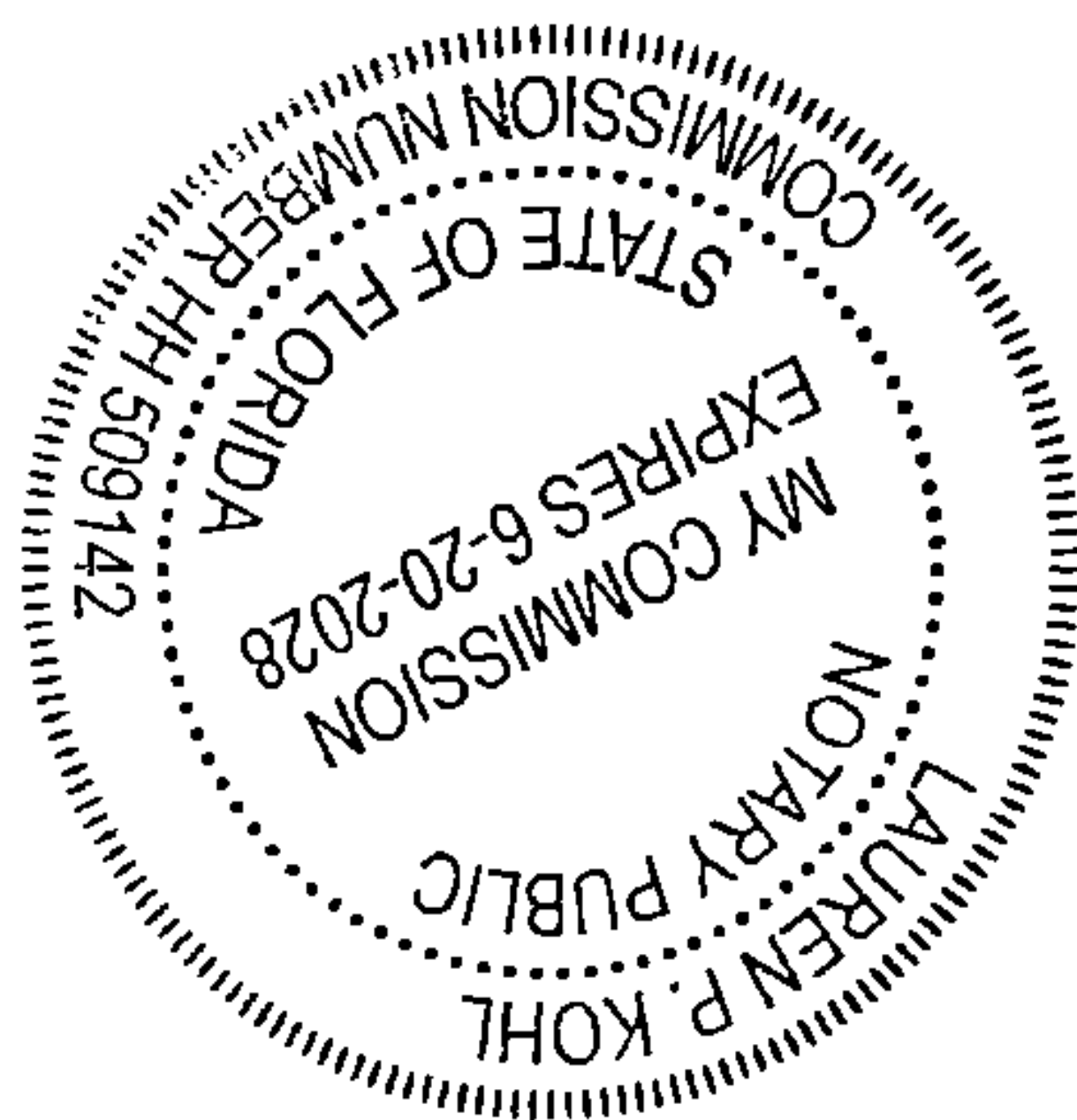
414 S. Tamiami Trail
Osprey, FL 34229

 (Seal)
Susan Fitzgerald Sutter, Trustee of the CRM-SFS Land Trust
dated September 12, 2019

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, 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 Susan Fitzgerald Sutter, Trustee of the CRM-SFS Land Trust dated September 12, 2019, who is personally known to me or who produced _____ DL as identification.

(SEAL)




Notary Public
My Commission Expires: _____