

7/13/2026 11:52 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518808

Doc Stamp-Deed: \$5,197.50

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29395

Consideration: \$742,500.00

General Warranty Deed

Made this July 13, 2026 By **Richard Rosenberg and Anne Granick, husband and wife**, whose post office address is: 6305 Springmont Loop, Palmetto, Florida 34221, hereinafter called the Grantor, to **Calvin D. Gilbert and Patricia A. Gilbert, husband and wife**, whose post office address is: 7725 Sandhill Lake Dr, Sarasota, Florida 34241, 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)

Witneseth, 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 12, SANDHILL LAKE, according to the plat thereof, as recorded in Plat Book 52, Page 128, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0281040033**

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:

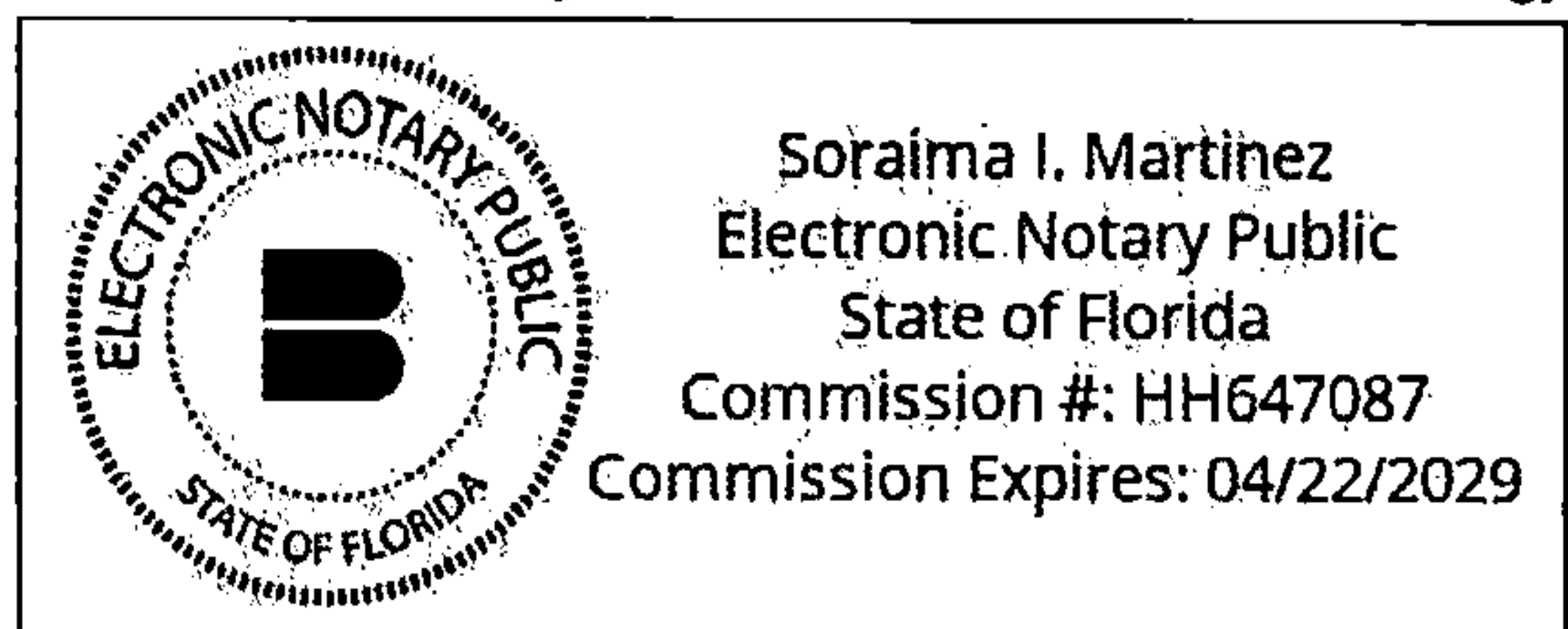
Witness Signature: (1) Kayla Martinez Richard Rosenberg (Seal)
Witness # 1 Printed Name: (1) Kayla Martinez Richard Rosenberg
Post Office Address: 670 W 71st PL Hialeah, FL 33014

Witness Signature: (2) Soraima I. Martinez Anne Granick (Seal)
Witness # 2 Printed Name: (2) Soraima I. Martinez Anne Granick
Post Office Address: 670 W 71st PL Hialeah, FL 33014

State of Florida
County of Miami-Dade

I am a Notary Public of the State of Florida, and my commission expires on 04/22/2029. The foregoing instrument was acknowledged before me by means of [] physical presence or [✓] online notarization this July 08, 2026, by Richard Rosenberg and Anne Granick, husband and wife, who is/are personally known to me or who produced Driver License as identification.

Notarized online using audio-video communication technology



(SEAL)

Soraima I. Martinez
Notary Public Soraima I. Martinez
My Commission Expires: 04/22/2029