

Prepared by and Return to:
Cyndi Giorlando
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-599-CXG
Sales Price: Price: \$390,000.00

7/15/2026 3:31 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3520203

Doc Stamp-Deed: \$2,730.00

General Warranty Deed

Made this 15th day of July, 2026 By **Thomas D. Goodson and Diane L. Goodson, individually as husband and wife and as Trustees of The Goodson Trust, dated September 22, 2014**, whose address is: 5215 12th Avenue Drive West, Bradenton, FL 34209, hereinafter called the grantor, to **Delwin Carl Grau, Trustee of Chickadee Properties Trust dated June 17, 2026**, whose post office address is: 4362 Beekman Place, Sarasota, FL 34235, 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, viz:

Unit 111, The Village at Beekman Place Section 2, a land condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2575, Page 2146, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0029081111**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Ashleigh Estes is the beneficiary of the Chickadee Properties Trust dated June 17, 2026.

To Have and to Hold, the same in fee simple forever.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness Signature above:

Witness print name below:

The Goodson Trust, dated September 22, 2014

By:

Thomas D. Goodson, Individually and as

Trustee

5215 12th Avenue Drive West, Bradenton, FL
34209

Witness Address:

61 S Blvd Of the Presidents
Sarasota FL 34234

Witness Signature above:

Witness print name below:

Cynthia Giorlando

Witness Address:

1605 Main St #101
Sarasota FL 34234

Witness Signature above:

Witness print name below:

Alexa Hark

The Goodson Trust, dated September 22, 2014

By:

Diane L. Goodson

Diane L. Goodson, Individually and as Trustee

5215 12th Avenue Drive West, Bradenton, FL
34209

Witness Address:

61 S Blvd. of the Presidents
Sarasota FL 34234

Witness Signature above:

Witness print name below:

Cynthia Giorlando

Witness Address:

1605 Main St #101
Sarasota FL 34234

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 12th day of July, 2026, by Thomas D. Goodson and Diane L. Goodson, Individually and as Trustees of The Goodson Trust, dated September 22, 2014, () who is/are personally known to me or (x) who has/have produced FL drivers licenses as identification.

Cyndi L Giorlando
Signature of Notary Public

Print, Type/Stamp Name of Notary

