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INSTRUMENT # 2026100270 2 PG(S)

7/23/2026 12:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523461

Prepared by and Return to:

Jennifer D. Archambault

MSC Title, Inc.

110 Nokomis Avenue North, Venice, FL 34285

File No. 2026-604-JDA

Sales Price: Price: \$595,000.00

Doc Stamp-Deed: \$4,165.00

**General Warranty Deed**

Made this 23rd day of July, 2026 By **Judith A. Thomas, a married woman, individually and as Trustee of The Judith A. Thomas Revocable Trust Agreement dated April 25, 2001 and George W. Thomas, Jr., a married man, whose address is: 18726 Jamestown Circle, Northville, MI 48168, hereinafter called the grantor, to Costakis Schizas, an unmarried man, and Lucia Rinaldi, an unmarried woman, as joint tenants with right of survivorship, whose post office address is: 26 Castle Dr, Barrie, Ontario L4N 1P8, Canada, 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:

Lot 154, Pelican Pointe Golf & Country Club, Unit 1, according to the map or plat thereof, as recorded in Plat Book 36, Pages 39, 39A through 39F, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0426020001**

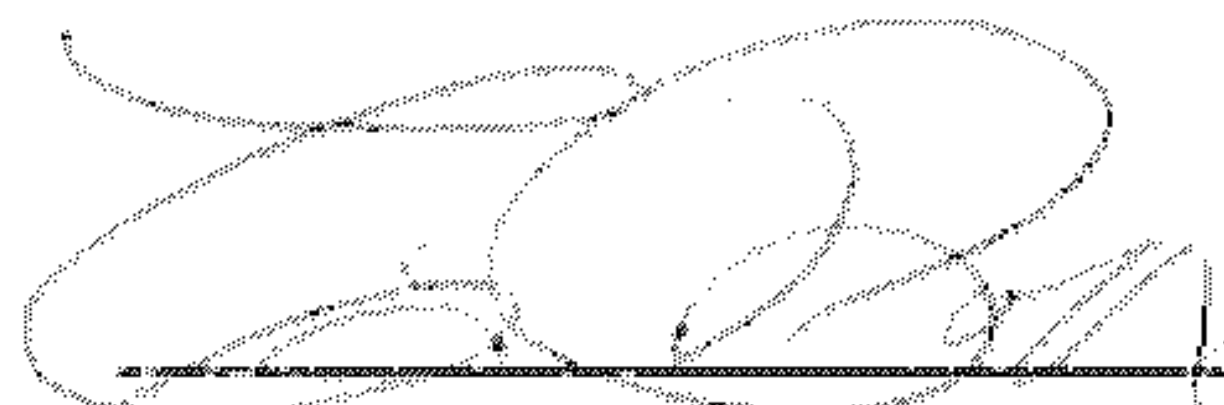
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**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.

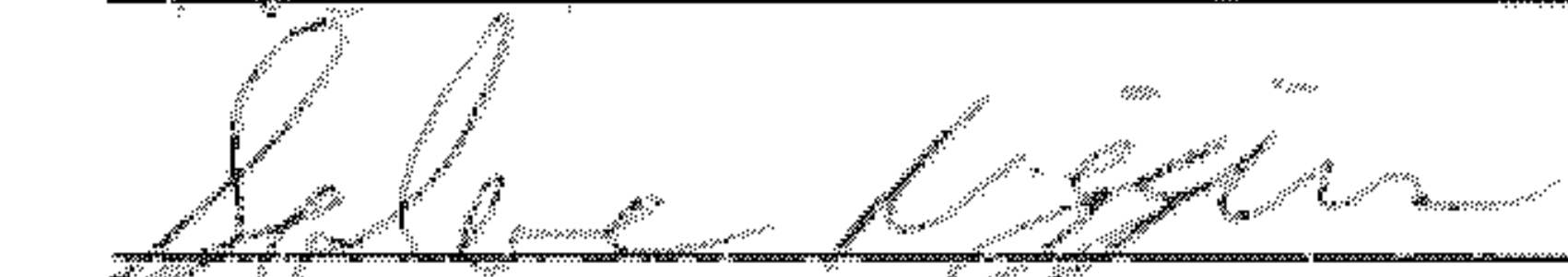
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

  
\_\_\_\_\_  
Witness Signature above:

Witness print name below:  
CANDICE YAFF

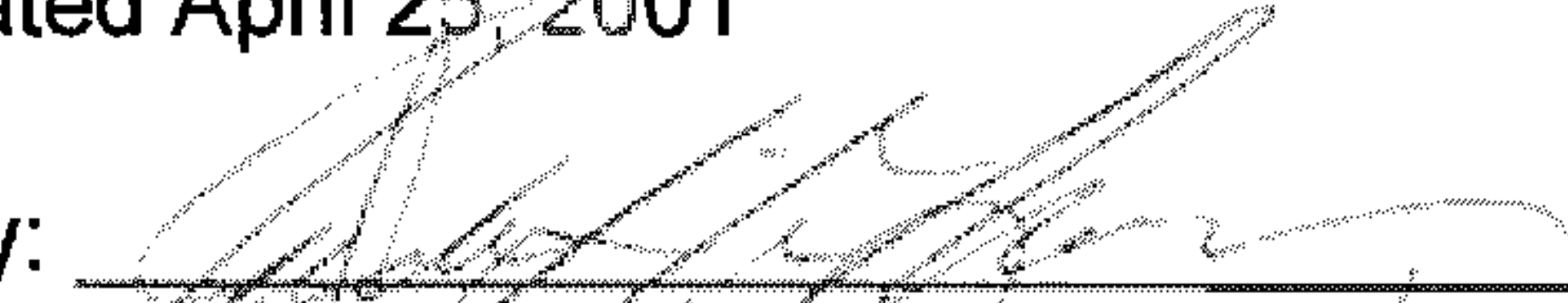
Witness Address:  
642 EAST ST  
NORTHVILLE MI 48167

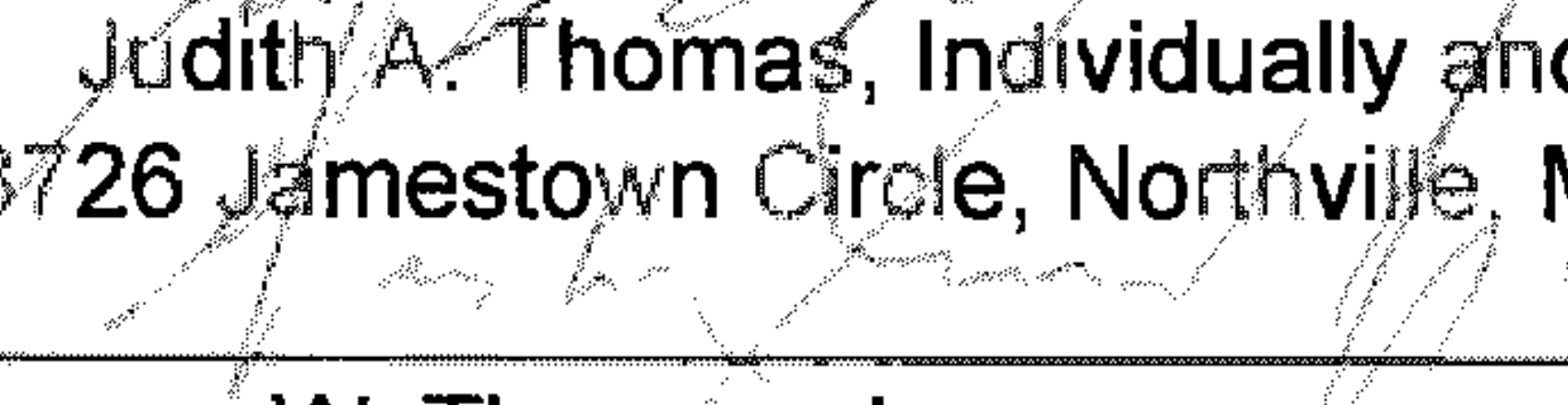
  
\_\_\_\_\_  
Witness Signature above:

Witness print name below:  
Salene Riggins

Witness Address:  
995 N. Pontiac Trl #368  
Walled Lake, MI 48370

The Judith A. Thomas Revocable Trust Agreement  
dated April 25, 2001

By:   
\_\_\_\_\_  
Judith A. Thomas, Individually and as Trustee  
18726 Jamestown Circle, Northville, MI 48168

  
\_\_\_\_\_  
George W. Thomas, Jr.  
18726 Jamestown Circle, Northville, MI 48168

STATE OF MICHIGAN  
COUNTY OF WAYNE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July, 2026, by Judith A. Thomas, Individually and as Trustee of The Judith A. Thomas Revocable Trust Agreement dated April 25, 2001, George W. Thomas, Jr. and , ☐ who are personally known to me or ☒ who have produced Driver License as identification.

  
\_\_\_\_\_  
Signature of Notary Public

Salene Riggins  
\_\_\_\_\_  
Print, Type/Stamp Name of Notary

