

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026100492 4 PG(S)**

7/23/2026 2:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523651

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29446

Doc Stamp-Deed: \$1,750.00

Consideration: \$250,000.00

General Warranty Deed

Made this July 22, 2026 By **Penelope Leigh Thompson and John Thomas Thompson and Timothy Paul Thompson, Individually and as Co-Trustess under that certain unrecorded Revocable Trust Agreement Dated May 9, 2000, for the benefit of Lisa K. Swift n/k/a Lisa K. Thompson**, whose post office address is: 5 Mockingbird Lane, Westerly, Rhode Island 02891, hereinafter called the Grantor, to **Dustin Lanell Graber and Gina Marie Graber, husband and wife**, whose post office address is: 5015 Brookmeade Drive, Sarasota, Florida 34232, 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:

Lot 393, RIDGEWOOD ESTATES, 8TH ADDITION, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 11, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0063070101**

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Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the co-trustees to grant, sell and convey real property and that said trust is still in full force and effect and that Penelope Leigh Thompson and John Thomas Thompson and Timothy Paul Thompson are still acting as Co-Trustees.

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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:

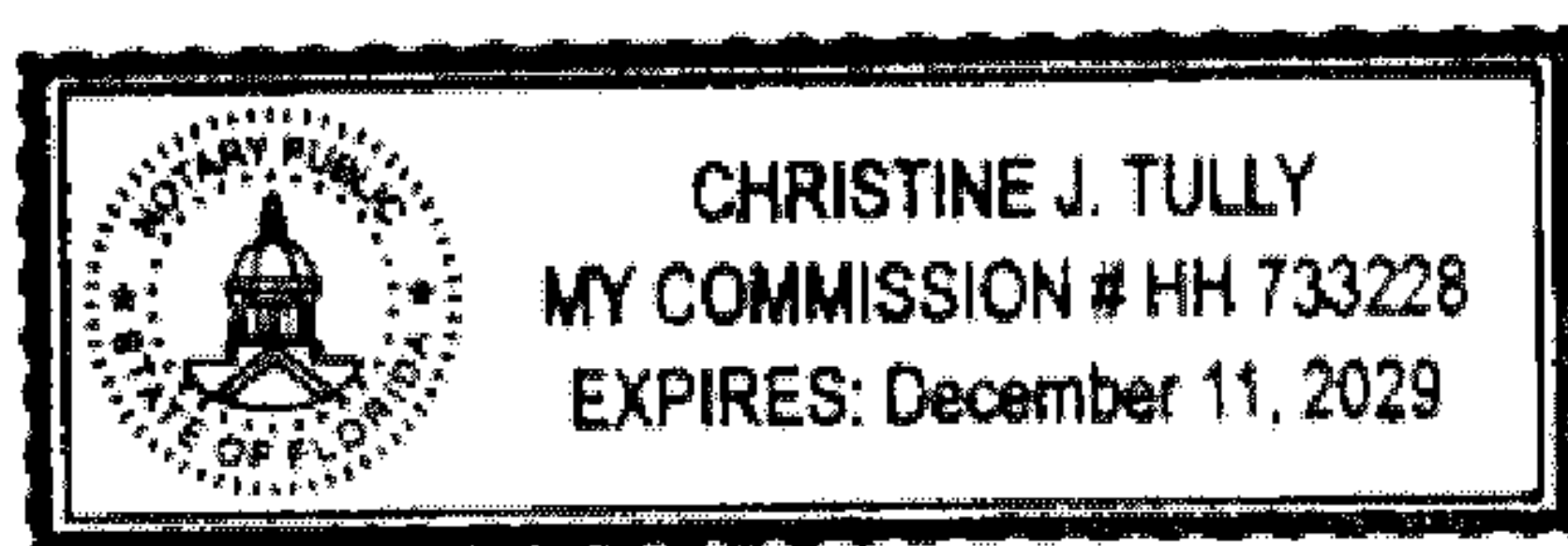
Witness Signature: [Signature]
Witness # 1 Printed Name: Joanna Jackowska
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

[Signature] (Seal)
Penelope Leigh Thompson, Individually and as Co-Trustess
under that certain unrecorded Revocable Trust Agreement
Dated May 9, 2000, for the benefit of Lisa K. Swift n/k/a Lisa
K. Thompson

Witness Signature: [Signature]
Witness # 2 Printed Name: Christine Tully
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

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 21, 2026, by Penelope Leigh Thompson, Individually and as Co-Trustess under that certain unrecorded Revocable Trust Agreement Dated May 9, 2000, for the benefit of Lisa K. Swift n/k/a Lisa K. Thompson, who is/are personally known to me or who produced PL as identification.



[Signature]
Notary Public
My Commission Expires: _____

(SEAL)

DEED Individual Warranty Deed - Legal on Face

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29446

Signed, sealed and delivered in our presence:

Witness Signature: ① Mark S Vanover
Witness # 1 Printed Name: ① Mark S Vanover
Post Office Address: P.O. Box 1216
Clintwood, VA 24228

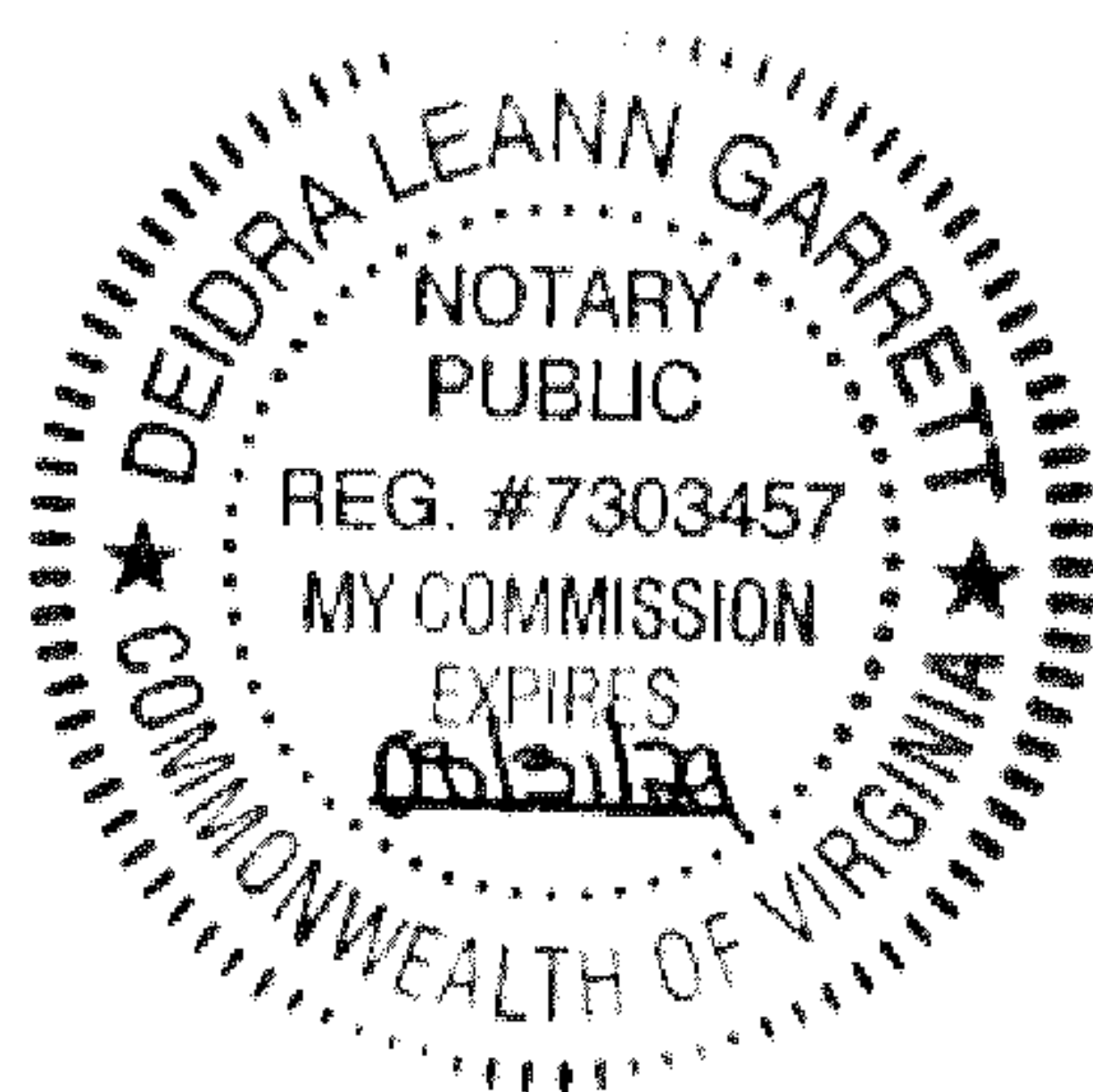
John Thomas Thompson (Seal)
John Thomas Thompson, Individually and as Co-Trustess
under that certain unrecorded Revocable Trust Agreement
Dated May 9, 2000, for the benefit of Lisa K. Swift n/k/a Lisa
K. Thompson

Witness Signature: ② Mary McCoy
Witness # 2 Printed Name: ② Mary M. McCoy
Post Office Address: PO Box 951
Clintwood VA 24228

State of Virginia
County of Dickenson

I am a Notary Public of the State of Virginia, and my commission expires on 08/31/2029. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this July 16, 2026, by John Thomas Thompson, Individually and as Co-Trustess under that certain unrecorded Revocable Trust Agreement Dated May 9, 2000, for the benefit of Lisa K. Swift n/k/a Lisa K. Thompson who is/are personally known to me or who produced Virginia Driver's License as identification.

(SEAL)



Deidra Leann Garrett
Notary Public
My Commission Expires: 08/31/2029

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29446

Signed, sealed and delivered in our presence:

Witness Signature:

Witness # 1 Printed Name:

Post Office Address:

Joanna Jackowska
414 S. Tamiami Trail
Osprey, FL 34229

Timothy Paul Thompson (Seal)
Timothy Paul Thompson, Individually and as Co-Trustess
under that certain unrecorded Revocable Trust Agreement
Dated May 9, 2000, for the benefit of Lisa K. Swift n/k/a Lisa
K. Thompson

Witness Signature:

Witness # 2 Printed Name:

Post Office Address:

Christine Tully
414 S. Tamiami Trail
Osprey, FL 34229

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 21, 2026, by Timothy Paul Thompson, Individually and as Co-Trustess under that certain unrecorded Revocable Trust Agreement Dated May 9, 2000, for the benefit of Lisa K. Swift n/k/a Lisa K. Thompson, who is/are personally known to me or who produced DL as identification.

(SEAL)



Notary Public

My Commission Expires: _____