

7/24/2026 3:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524257

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29475

Doc Stamp-Deed: \$2,779.70

Consideration: \$397,100.00

General Warranty Deed

Made this July 24, 2026 By **Michael R. Keeble, an unmarried man**, whose post office address is: 818 N. Avenue B, Springtown, Texas 76082, hereinafter called the Grantor, to **Ryan King and Skyler King, husband and wife**, whose post office address is: 4147 Augustine Ave, Sarasota, Florida 34231, 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 42, FLORAL PARK HOMESTEADS, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 4, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0072120010**

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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1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29475

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: Gregory E. Egan

Witness # 1 Printed Name: Gregory E. Egan's
Post Office Address: 8859 Hutchinson Hills Rd.
Springtown, TX 76082

Michael R. Keeble
Michael R. Keeble (Seal)

Witness Signature: Martha Jane Powell

Witness # 2 Printed Name: Martha Jane Powell
Post Office Address: 818 N. Ave B.
Springtown, TX 76082

State of Texas
County of Parker

I am a Notary Public of the State of Texas, and my commission expires on March 19, 2029. The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this July 15, 2026, by Michael R. Keeble, who is personally known to me or who produced Texas Driver License as identification.

Julie Diane Brungardt
Notary Public
My Commission Expires: March 19, 2029

(SEAL)

