

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026107151 2 PG(S)**

8/6/2026 11:36 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529288

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29511

Doc Stamp-Deed: \$3,108.00

Consideration: \$444,000.00

General Warranty Deed

Made this August 6, 2026 By **Gary E. Allen, a married man joined by his spouse Who Dyah Wismorini-Allen**, whose post office address is: 19344 Cruise Drive, Venice, Florida 34292, hereinafter called the Grantor, to **Glen E. Pedersen and Mary E. Pedersen, husband and wife**, whose post office address is: 9828 Hilltop Drive, Venice, Florida 34292, 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 No. 204 of WATERCREST, UNIT 1, according to the Plat thereof, as recorded in Plat Book 50, Page 31, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0415120062**

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.

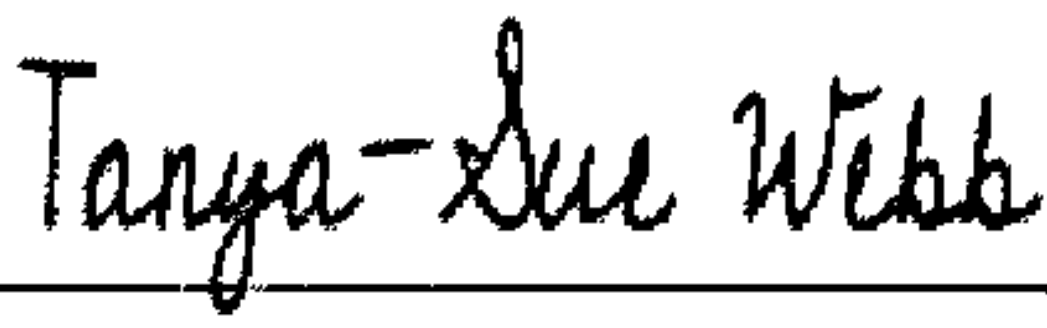
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: 

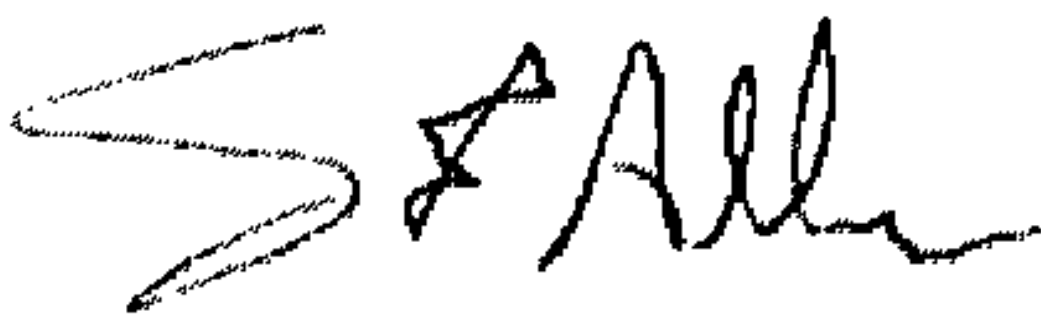
Witness # 1 Printed Name: Jamila S. Grant

Post Office Address: 4955 Rain Shadow Drive
St. Cloud, FL 34772

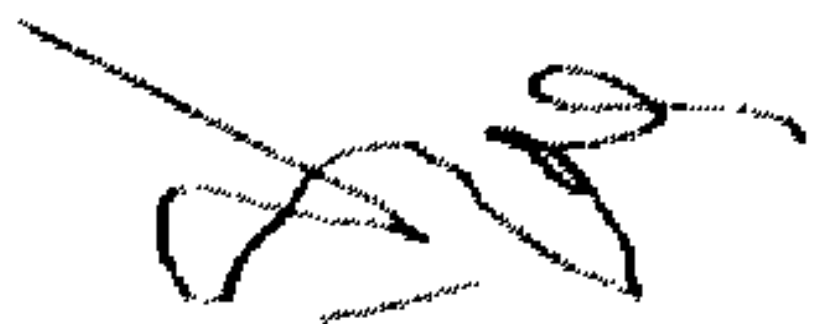
Witness Signature: 

Witness # 2 Printed Name Tanya-Sue Webb

Post Office Address: 2293 Tay Wes Drive
St. Cloud, FL 34771

 (Seal)

Gary E. Allen

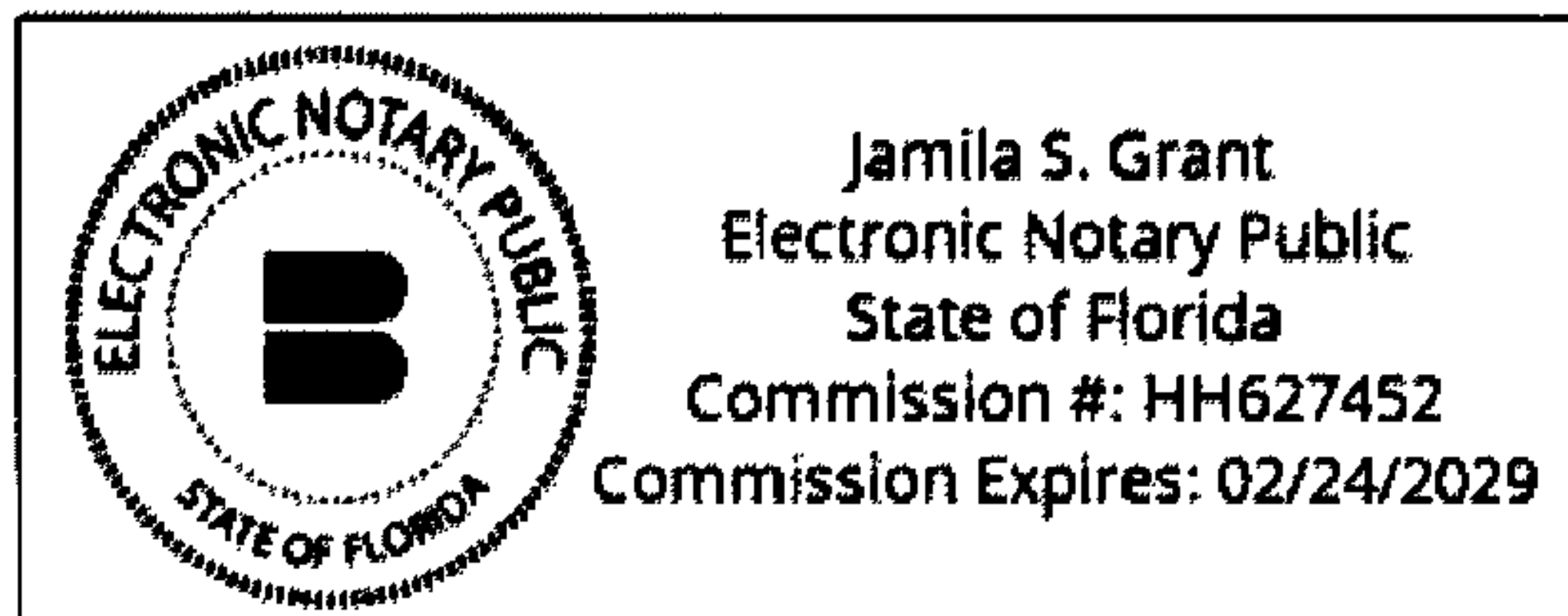
 (Seal)

Who Dyah Wismorini-Allen

State of Florida
County of Osceola

I am a Notary Public of the State of Florida, and my commission expires on 02/24/2029. The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this July 29, 2026, by Gary E. Allen, a married man, joined by his spouse Who Dyah Wismorini-Allen, who is/are personally known to me or who produced FL DRIVER'S LICENSE as identification.

Notarized online using audio-video communication technology



(SEAL)

 Jamila S. Grant
Notary Public
My Commission Expires: 02/24/2029