

**RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529844

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29496

Doc Stamp-Deed: \$3,605.00

Consideration: \$515,000.00

General Warranty Deed

Made this August 7, 2026 By **Donna E. Anderson, individually as an unremarried widow and as Trustee of the Donna E. Anderson Trust Agreement dated August 31, 2020**, whose post office address is: 1503 Clover Creek Drive Unit HA159, Sarasota, Florida 34231, hereinafter called the Grantor, to **Lynn M. Crowell and James A. Crowell, Trustees of the Lynn M. Crowell Trust dated July 17, 2026**, whose post office address is: 1667 Brookhouse Circle, #BR229, 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:

UNIT 259, BUILDING 21, PELICAN COVE, SECTION 15, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Unit 259, Building 21, PELICAN COVE (f/k/a Pelican Cove Condominium XV), a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1292, Page 2167, and all amendments thereto, now known as PELICAN COVE CONDOMINIUM by Certificate of Merger recorded in Official Records Book 1673, Page 918, and all subsequent amendments thereto, and as per plat thereof recorded in Condominium Book 12, Page 15, as amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0126062035**

The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Donna E. Anderson is still acting as Trustee.

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

[Signature] (Seal)
Donna E. Anderson, individually and as Trustee of the Donna
E. Anderson Trust Agreement dated August 31, 2020

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 August 7, 2026, by Donna E. Anderson, individually and as Trustee of the Donna E. Anderson Trust Agreement dated August 31, 2020, who is personally known to me or who produced [Signature] as identification.

(SEAL)



[Signature]
Notary Public
My Commission Expires: _____