

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026108708 2 PG(S)**

8/10/2026 3:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530693

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29484

Doc Stamp-Deed: \$4,025.00

Consideration: \$575,000.00

General Warranty Deed

Made this August 10, 2026 By **Dennis E. Gagnon and Elaine P. Gagnon**, individually as husband and wife and as Trustees of the **Dennis E. Gagnon Revocable Trust u/d/t February 11, 2015** and as Trustees of the **Elaine P. Gagnon Revocable Trust u/d/t dated February 11, 2015**, whose post office address is: 28059 Arrowhead Circle, Punta Gorda, Florida 33982, hereinafter called the Grantor, to **Kenneth Ramos and Alexandra Ramos, husband and wife**, whose post office address is: 132 Amora Avenue, Venice, Florida 34285, 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 4, Amora Subdivision, according to the map or plat thereof, as recorded in Plat Book 42, Page(s) 33, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0430080035

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and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

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.

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29484

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: *Julie Walther*
Witness # 1 Printed Name: Julie Walther
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

Witness Signature: *Linda J. Hickox*
Witness # 2 Printed Name: Linda J. Hickox
Post Office Address: 16101 Poinciana Blvd.
Punta Gorda, FL 33982

Dennis E. Gagnon (Seal)
Dennis E. Gagnon

Elaine P. Gagnon (Seal)
Elaine P. Gagnon

Dennis E. Gagnon (Seal)
Dennis E. Gagnon, as Trustee of the Dennis E. Gagnon
Revocable Trust u/d/t February 11, 2015

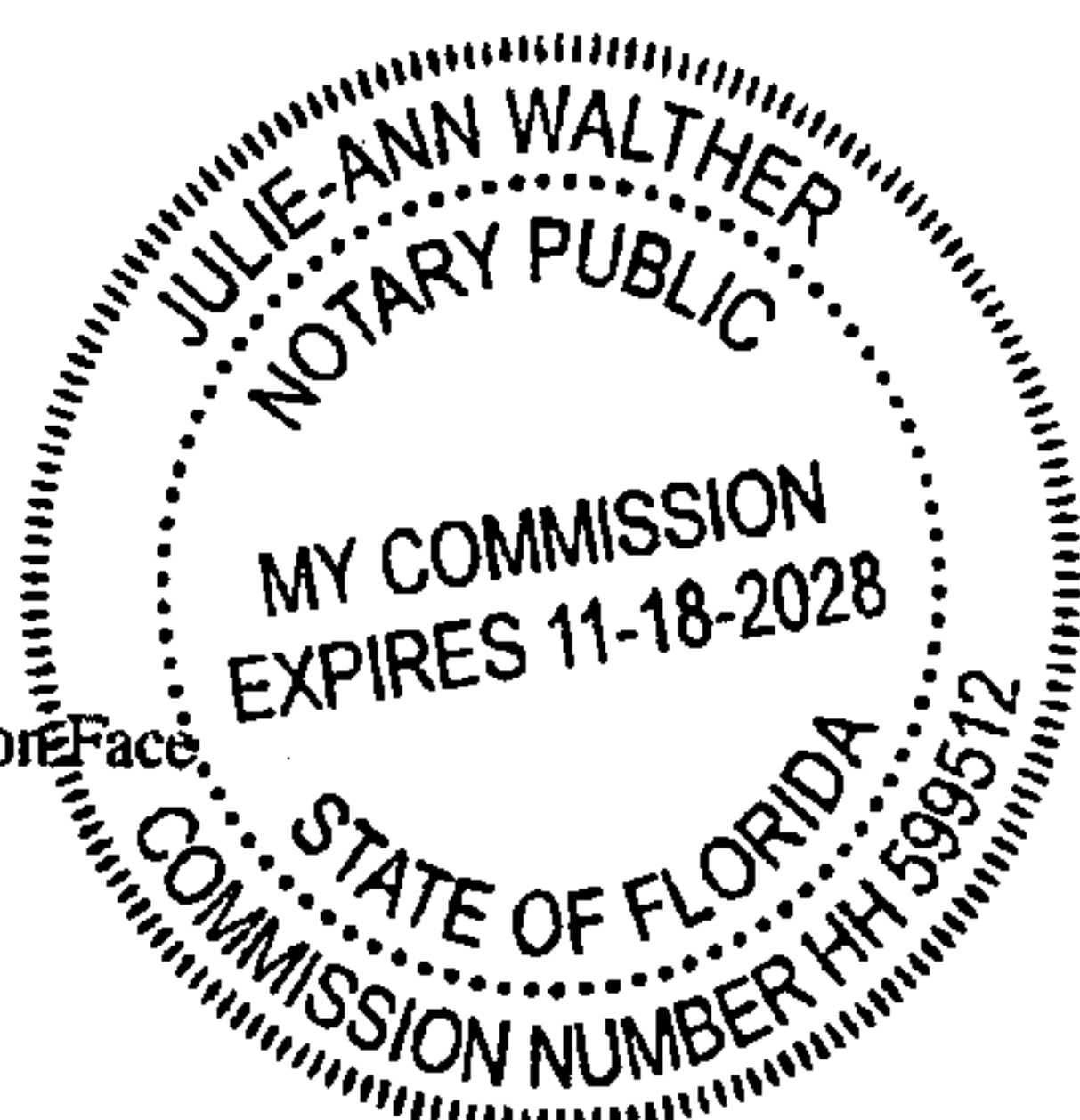
Elaine P. Gagnon (Seal)
Elaine P. Gagnon, as Trustee of the Dennis E. Gagnon
Revocable Trust u/d/t February 11, 2015

Dennis E. Gagnon (Seal)
Dennis E. Gagnon, as Trustee of the Elaine P. Gagnon
Revocable Trust u/d/t February 11, 2015

Elaine P. Gagnon (Seal)
Elaine P. Gagnon, as Trustee of the Elaine P. Gagnon
Revocable Trust u/d/t February 11, 2015

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida and my commission expires on 11/18/28. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this August 6, 2026, by Dennis E. Gagnon and Elaine P. Gagnon, individually and as Trustees of the Dennis E. Gagnon Revocable Trust u/d/t February 11, 2015 and as Trustees of the Elaine P. Gagnon Revocable Trust u/d/t dated February 11, 2015, who are personally known to me or who produced *Dennis E. Gagnon* as identification.



(SEAL)

DEED Individual Warranty Deed - Legal on Face

Julie Walther
Notary Public
My Commission Expires: _____