

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026111225 2 PG(S)**

8/14/2026 2:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532916

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29525

Doc Stamp-Deed: \$2,660.00

Consideration: \$380,000.00

General Warranty Deed

Made this August 14, 2026 By **Daniel P. PolICASTRO, Esquire as Special Magistrate under court order filed in Case No. 2026 CA 002171 NC**, whose post office address is: The Snyder Law Group, 355 W. Venice Avenue, Venice, Florida 34285, hereinafter called the Grantor, to **Charles Patrick Molyneaux, as to an undivided 50% interest and Alexander Joseph Molyneaux, as to an undivided 25% interest and Christopher Samuel Molyneaux, as to an undivided 25% interest**, whose post office address is: 5149 Admiral Place, 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 4, WADE'S SUBDIVISION, NEW ENGLAND COLONY, PHILLIPPI CREST, as per Plat thereof recorded in Plat Book 1, Page 11B, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0086020008**

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.

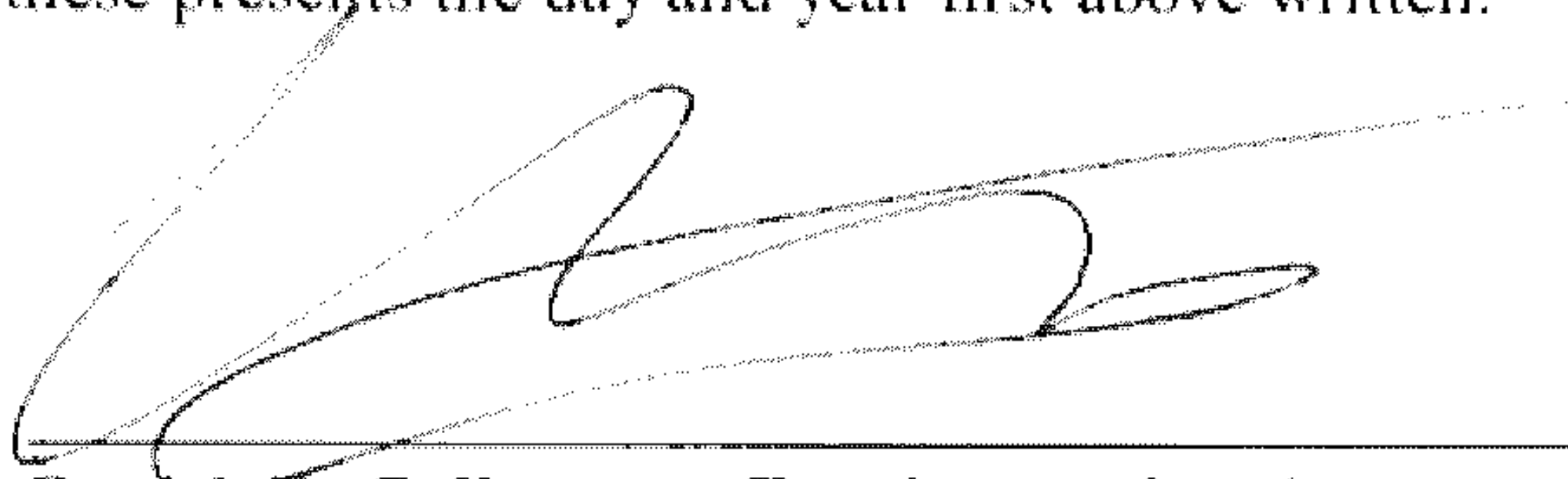
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____

Witness # 1 Printed Name: Joanna Jackowski

Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

 _____ (Seal)
Daniel P. Policastro, Esquire as Special Magistrate under
court order filed in Case No. 2026 CA 002171 NC

Witness Signature: _____

Witness # 2 Printed Name: Christine Tully

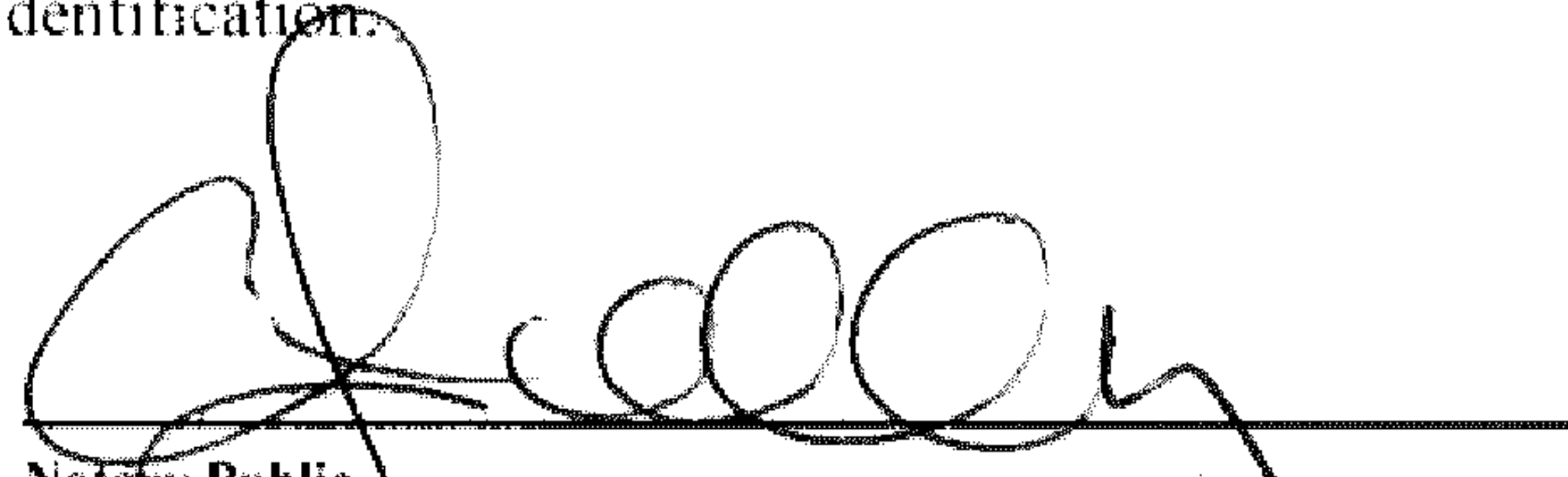
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

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 13, 2026, by Daniel P. Policastro, Esquire as Special Magistrate under court order filed in Case No. 2026 CA 002171 NC who is personally known to me or who produced  as identification.



(SEAL)

 _____
Notary Public
My Commission Expires: _____