

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026113932 2 PG(S)

Prepared by:
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Syprett Meshad & DuBose, P.A.
1900 Ringling Boulevard
Sarasota, Florida 34236
File Number: 39313.002

8/20/2026 2:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3535276

Purchase Price: \$1,099,500.00
Rec: \$23.50
Documentary Stamp Tax: \$7,696.50

Doc Stamp-Deed: \$7,696.50

General Warranty Deed

Made this 14th day of August 2026 A.D. By Hany Adeeb Guirguis and Madeleine Fahim Guirguis, Individually and as Co-Trustees of the Hany Adeeb Guirguis 2005 Revocable Trust dated May 20, 2005, amended and restated July 18, 2018 and Hany Adeeb Guirguis and Madeleine Fahim Guirguis, Individually and as Co-Trustees of the Mina Family Revocable Trust Agreement dated July 28, 2025, (a/k/a The Miina Family Revocable Trust Agreement dated July 28, 2025) with the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the Property pursuant to Section 689.073, Florida Statutes, whose address is: 18413 East Wyck Drive, Tampa FL 33647, hereinafter called the grantor, to Mabry R. Robinson, a Single Person, whose post office address is: 3754 Eagle Hammock Drive, Sarasota FL 34240, 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, viz:

LOT 2634 HAMMOCKS UNIT TWO, according to the map or plat thereof, as recorded in Plat Book 43, Page(s) 38, of the Public Records of Sarasota County Florida.

Parcel ID Number: 0244-07-0010

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.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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:

Maryann Lillis

Signature -witness

MARYANN LILLIS.

Print name

1900 Ringling Blvd, Sarasota

Address FL 34236 MS

Mike Bridges

Signature -witness

Mike Bridges

Print name

2000 Webber Street Sarasota FL 34234

Address

The Hany Adeeb Guirguis 2005 Revocable Trust dated
Dated May 20, 2005 amended and restated July 18, 2018

Hany Adeeb Guirguis

Hany Adeeb Guirguis, Co-Trustee

Madeleine Guirguis

Madeleine Fahim Guirguis, Co-Trustee

The Mina Family Revocable Trust Agreement dated
July 28, 2025 (a/k/a The Miina Family Revocable Trust
Agreement dated July 28, 2025

Hany Adeeb Guirguis

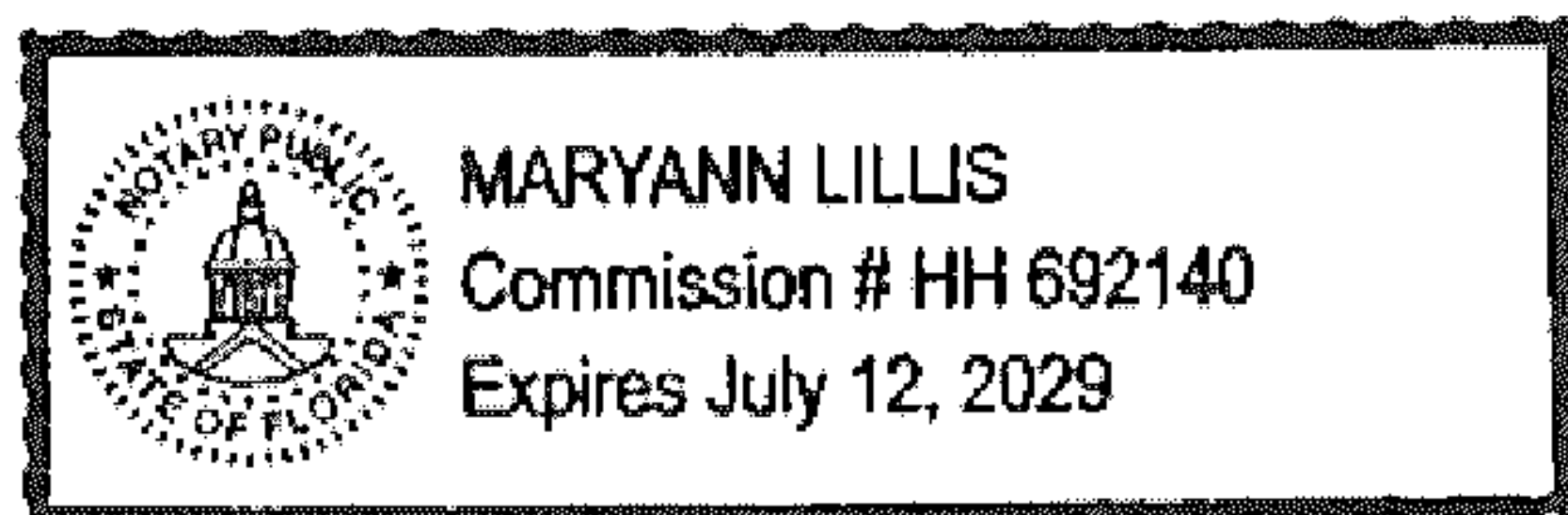
Hany Adeeb Guirguis, Co-Trustee

Madeleine Guirguis

Madeleine Fahim Guirguis, Co-Trustee

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of August
2026, by Hany Adeeb Guirguis and Madeleine Fahim Guirguis, who is/are personally known to me or who has produced
FL DL as identification.



Maryann Lillis

Notary Public

Print Name: MARYANN LILLIS

My Commission Expires: _____