

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026116591 2 PG(S)

8/26/2026 3:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537622

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29567

Doc Stamp-Deed: \$2,415.00

Consideration: \$345,000.00

General Warranty Deed

Made this August 26, 2026 By **Robert W. Morris and Mary E. Keller, husband and wife**, whose post office address is: 4235 Paota Place, Sarasota, Florida 34241, hereinafter called the Grantor, to **Nazek Guirgis, an unremarried widow**, whose post office address is: 4057 Vana Drive, Sarasota, Florida 34241, 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 1300, LAKE SARASOTA UNIT NO. 14 SUBDIVISION, according to the plat thereof recorded in Plat Book 8, Page 95, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0259060121**

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: 29567

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] [Signature] (Seal)

Witness # 1 Printed Name: Lauren Kohl Robert W. Morris

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

Witness Signature: [Signature] [Signature] (Seal)

Witness # 2 Printed Name: Shermy Thomas Mary E. Keller

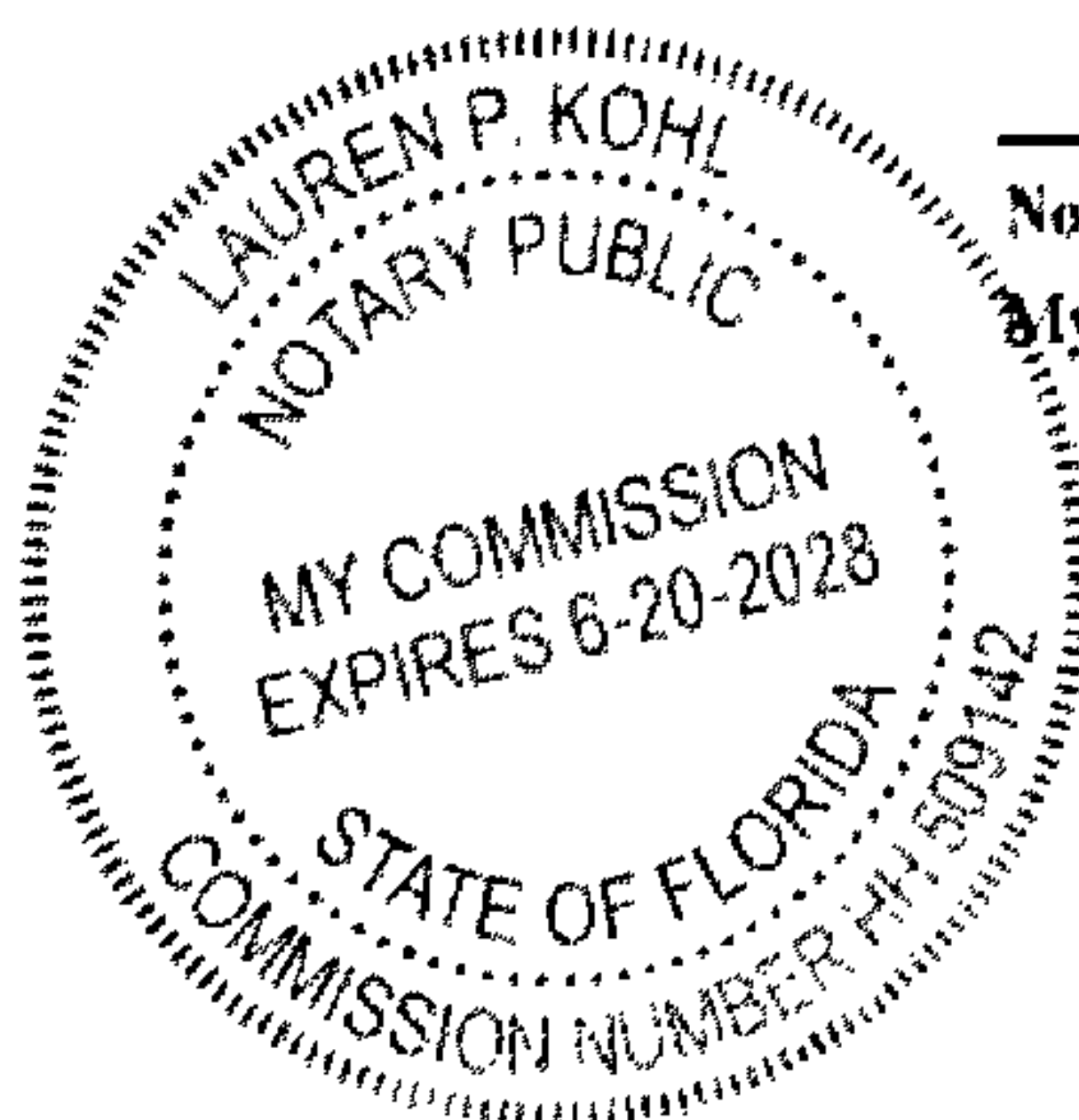
Post Office Address: 206 Harbor Dr. S
Venice, FL 34285

State of FL
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this August 24th, 2026, by Robert W. Morris and Mary E. Keller, husband and wife, who is/are personally known to me or who produced DL as identification.

(SEAL)

DEED Individual Warranty Deed - Legal on Face



[Signature]
Notary Public
My Commission Expires: _____