

8/26/2026 3:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537625

Prepared by and Return to:

Cyndi Giorlando

MSC Title, Inc.

1605 Main Street, Suite 101, Sarasota, FL 34236

File No. 2026-635-CXG

Sales Price: Price: \$889,000.00

Doc Stamp-Deed: \$6,223.00

General Warranty Deed

Made this 26th day of August, 2026 By **Kent F. Simons and Joanne C. Simons, Individually as husband and wife and as Co-Trustees of Kent F. Simons and Joanne C. Simons Revocable Trust dated September 20, 2019**, whose address is: 4072 Penshurst Park, Sarasota, FL 34235, hereinafter called the grantor, to **Rodger Barnard Arbogast and DeArmond LaFollette Arbogast, husband and wife**, whose post office address is: 3364 Highlands Bridge Road, Sarasota, FL 34235, 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 9, The Highlands, Unit 6, according to the map or plat thereof, as recorded in Plat Book 33, Pages 31 and 31A, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0032020005**

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

Witness print name below:
FERNANDO VITERI

Kent F. Simons and Joanne C. Simons Revocable
Trust dated September 20, 2019

By: [Signature]
Kent F. Simons, Individually and as Co-Trustee
4072 Penshurst Park, Sarasota, FL 34235

By: [Signature]
Joanne C. Simons, Individually and as Co-Trustee
4072 Penshurst Park, Sarasota, FL 34235

Witness Address:
50 CENTRAVE 110
SARASOTA FL 34235

[Signature]
Witness Signature above:

Witness print name below:
Cyndi Giorlando

Witness Address:
1105 Main St #101
SARASOTA FL 34235

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 24th day of August, 2026, by Kent F. Simons and Joanne C. Simons, Individually as husband and wife and as Co-Trustees of Kent F. Simons and Joanne C. Simons Revocable Trust dated September 20, 2019, () who is/are personally known to me or (x) who has/have produced passports as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

