

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026116708 2 PG(S)**

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29521
Consideration: \$650,000.00

8/26/2026 4:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3537725

Doc Stamp-Deed: \$4,550.00

General Warranty Deed

Made this August 26, 2026 By **Sally B. Johnson, an unmarried woman**, whose address is: 5551 Dunrobin Drive Unit 4304, Sarasota, Florida 34238, hereinafter called the Grantor, to **Gary A. Ratkey and Lynn M. Ratkey, husband and wife**, whose post office address is: 4956 Sabal Lake Circle, Sarasota, Florida 34238, hereinafter called the Grantee, a joint life estate without any liability for waste, with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple with or without consideration, including the power to divest the remaindermen of their interest and convey the remainder interest to new remaindermen, without joinder by the remaindermen, and to retain any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any to: **Kyle E. Ratkey**, whose post office address is: **7205 N Oakland Avenue, Indianapolis, Indiana 46240** and **Megan E. Ratkey**, whose post office address is: **1 Canal Street, Boston, Massachusetts 02114-2027**

(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 60, PARCELS "I" AND "J" AT TURTLE ROCK, according to the plat thereof, as recorded in Plat Book 39, Pages 4, 4A through 4G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0116100031**

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: [Signature] [Signature] (Seal)
Witness # 1 Printed Name: Lauren Kohl Sally B. Johnson
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

Witness Signature: [Signature]
Witness # 2 Printed Name: Joanna Jackowska
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 20, 2026, by Sally B. Johnson, who is/are personally known to me or who produced FL DL as identification.

(SEAL)  [Signature]
Notary Public
My Commission Expires: _____