

9/1/2026 2:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539887

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29529

Doc Stamp-Deed: \$3,500.00

Consideration: \$500,000.00

General Warranty Deed

Made this August 28, 2026 By **Scott Thomas, Individually and as Successor Trustee of the Komishane Family Revocable Trust dated November 4, 1991, as amended**, whose post office address is: 4749 Meadowview Blvd, Sarasota, Florida 34233, hereinafter called the Grantor, to **Megan J. Giguere, an unmarried woman and Phillip L. Freeman, an unmarried man, as joint tenants with full rights of survivorship**, whose post office address is: 3807 Jaffa Drive, Sarasota, Florida 34239, 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, Block 18, SOUTH GATE, UNIT 6, SUBDIVISION, according to the plat thereof recorded in Plat Book 8, Page 73 of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0057150018**

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.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the successor trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Scott Thomas is still acting as Successor Trustee.

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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: Jamila S. Grant

Post Office Address: 4955 Rain Shadow Drive
St. Cloud, FL 34772

Scott Thomas

(Seal)

Scott Thomas, Individually and as Successor Trustee of the Komishane Family Revocable Trust dated November 4, 1991, as amended

Witness Signature: _____

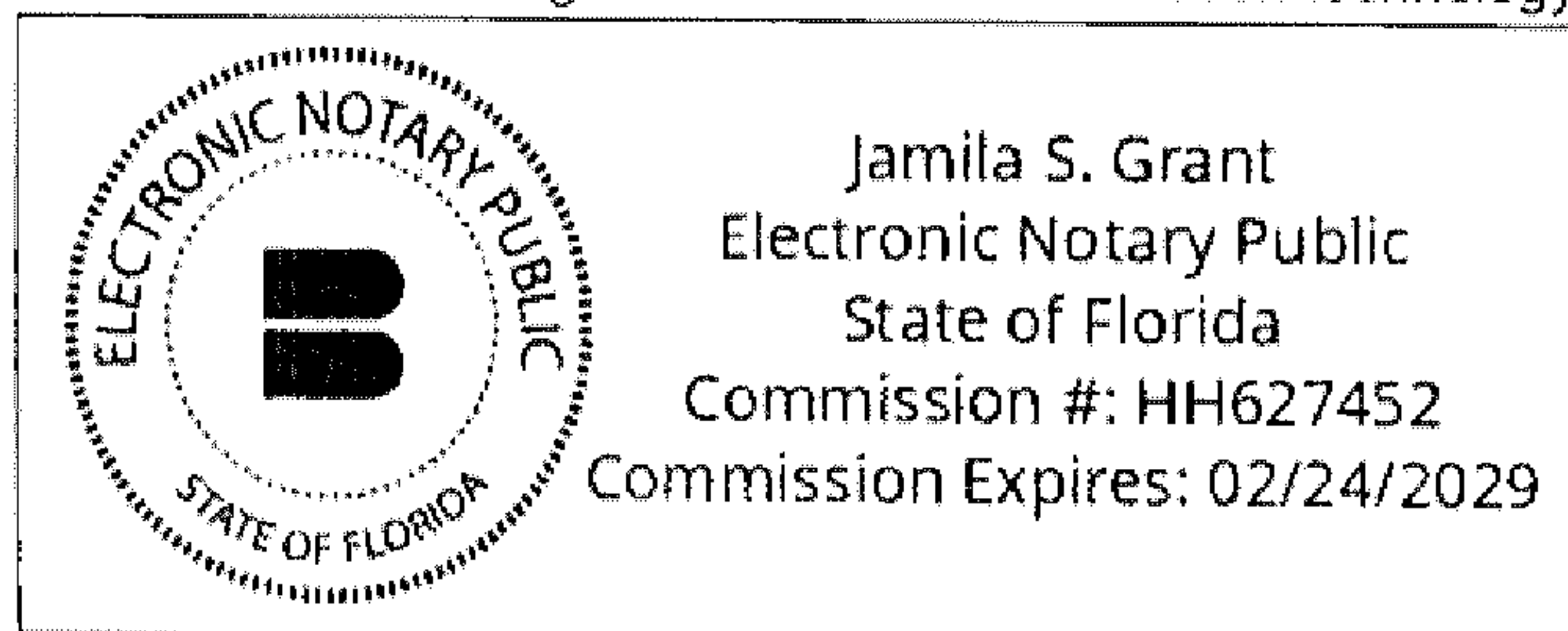
Witness # 2 Printed Name Tanya-Sue Webb

Post Office Address: 2293 Tay Wes Drive
St. Cloud, FL 34771

State of Florida
County of Osceola

I am a Notary Public of the State of Florida, and my commission expires on 02/24/2029. The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this August 26, 2026, by **Scott Thomas, Individually and as Successor Trustee of the Komishane Family Revocable Trust dated November 4, 1991, as amended**, who is/are personally known to me or who produced FL DRIVER'S LICENSE as identification.

Notarized online using audio-video communication technology



Jamila S. Grant

Jamila S. Grant

Notary Public

My Commission Expires: 02/24/2029