

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026120807 2 PG(S)**

9/3/2026 2:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541123

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29576

Doc Stamp-Deed: \$3,255.00

Consideration: \$465,000.00

General Warranty Deed

Made this September 3, 2026 By **Samuel E. King** as to an undivided 1/3 interest, and **Marlin J. King** as to an undivided 1/3 interest, and **Kevin L. King** as to an undivided 1/3 interest, whose post office address is: 6 Scott Dr., Gordonville, Pennsylvania 17529, hereinafter called the Grantor, to **Frank T. Morgano, Trustee of the Trust Agreement of Frank T. Morgano dated September 16, 2022, as amended and restated on August 12, 2026, an unmarried man**, whose post office address is: 1510 Georgetowne Lane, Sarasota, Florida 34232, 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 12, Block C, Georgetowne Subdivision, Unit 1, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 42, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0040090015**

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.

The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

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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: Michael J. Lothum

Witness # 1 Printed Name: Michael J. Lothum

Post Office Address: 131 W. Main Street
New Holland, PA 17557

Witness Signature: Nicole M. Taylor

Witness # 2 Printed Name: Nicole M. Taylor

Post Office Address: 131 W. Main Street
New Holland, PA 17557

Samuel E. King (Seal)
Samuel E. King

Marlin J. King (Seal)
Marlin J. King

Kevin L. King (Seal)
Kevin L. King

State of
County of

I am a Notary Public of the State of PA, and my commission expires on 9/30/28. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8/28, 2026, by Samuel E. King as to an undivided 1/3 interest, and Marlin J. King as to an undivided 1/3 interest, and Kevin L. King as to an undivided 1/3 interest, who is/are personally known to me or who produced ID as identification.

Madison P. Martin
Notary Public
My Commission Expires: 9/30/28

(SEAL)

DEED Individual Warranty Deed - Legal on Face

