

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026121186 2 PG(S)**

9/4/2026 12:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541455

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29545

Doc Stamp-Deed: \$2,940.00

Consideration: \$420,000.00

General Warranty Deed

Made this September 4, 2026 By **Michael J. Fox and Sarah E. Friend, husband and wife**, whose post office address is: 12 Parkland Drive, Milford, New Jersey 08848, hereinafter called the Grantor, to **Emily Anne Balon, an unmarried woman and Alex James Merchant, an unmarried man, as joint tenants with full rights of survivorship**, whose post office address is: 439 E Rossetti Drive, Nokomis, Florida 34275, 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 2, Block 10, Sorrento East Unit No. 4, according to the map or plat thereof, as recorded in Plat Book 22, Pages 25, 25A through 25C, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0162120019**

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: Kayla Martinez
Witness # 1 Printed Name: Kayla Martinez
Post Office Address: 670 W 71st PL
Hialeah, FL 33014

Michael J. Fox (Seal)
Michael J. Fox

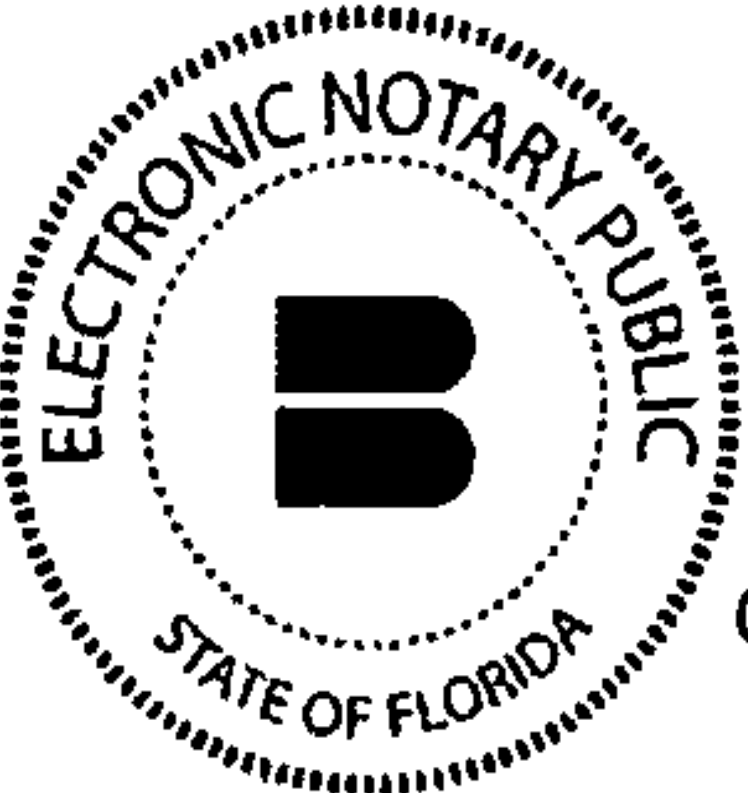
Witness Signature: Aileen Martinez
Witness # 2 Printed Name: Aileen Martinez
Post Office Address: 670 W 71st PL
Hialeah, FL 33014

Sarah E. Friend (Seal)
Sarah E. Friend

State of Florida
County of Miami-Dade

I am a Notary Public of the State of Florida, and my commission expires on 07/28/2028. The foregoing instrument was acknowledged before me by means of [] physical presence or ☒ online notarization this August 31, 2026, by Michael J. Fox and Sarah E. Friend, who is/are personally known to me or who produced Driver License as identification.

Notarized online using audio-video communication technology



Aileen Martinez
Electronic Notary Public
State of Florida
Commission #: HH 576072
Commission Expires: 07/28/2028

(SEAL)

Aileen Martinez
Notary Public Aileen Martinez
My Commission Expires: 07/28/2028