

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123602 4 PG(S)**

9/10/2026 2:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543513

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29608

Doc Stamp-Deed: \$1,974.00

Consideration: \$282,000.00

General Warranty Deed

Made this September 9, 2026 By **Mary-Claire Lynas, an unremarried widow, and Alyssa M. French, Individually and as Trustees of the Mary-Claire Lynas Trust dated September 24, 2021, and any amendments thereto**, whose post office address is: 2787 Picadilly Circle, Kissimmee, Florida 34747, hereinafter called the Grantor, to **William Michael Hall**, whose post office address is: 7547 Silver Fern Blvd #54, Sarasota, Florida 34241, 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:

Unit 54-D, THE HAMMOCKS, SECTION II, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1436, Page(s) 956, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 16, Page 38, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

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

Parcel ID Number: **0260072054**

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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Sarasota, Florida 34236
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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: Daniel Carrozzo
Post Office Address: 1350 Main St
Sarasota, FL 34236

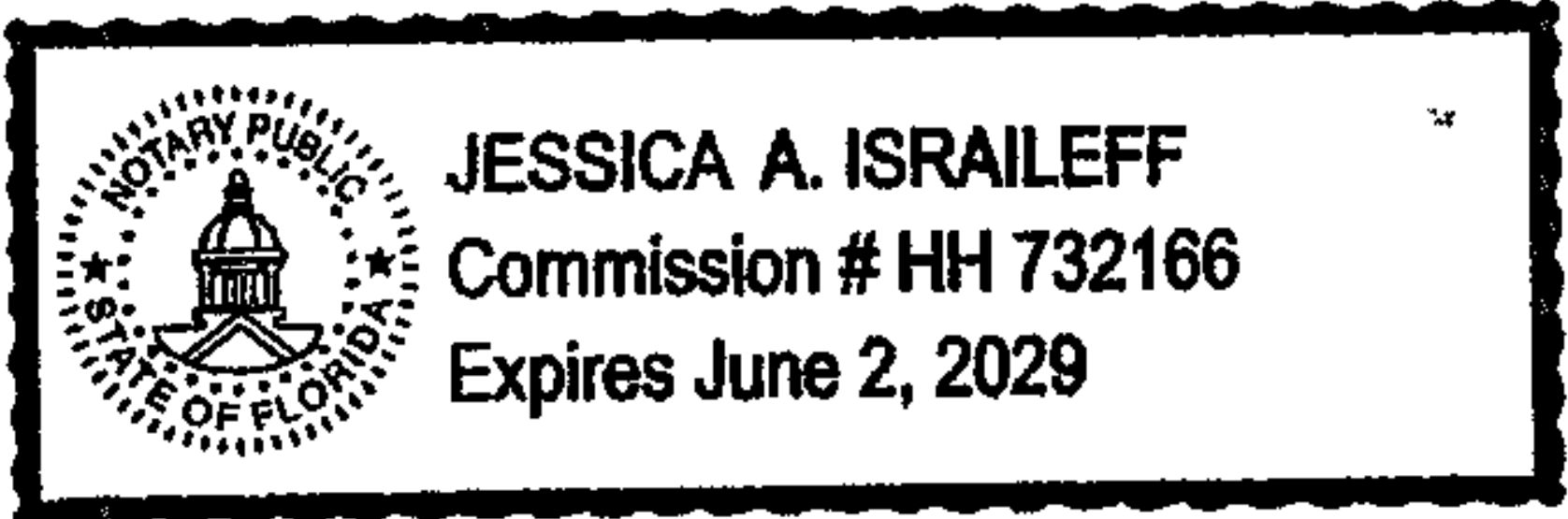
Mary-Claire Lynas (Seal)
Mary-Claire Lynas, Individually and as Trustee of the Mary-Claire Lynas Trust dated September 24, 2021, and any amendments thereto

Witness Signature: _____
Witness # 2 Printed Name: Jessica A Israileff
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 6-2-2029. The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this September 9, 2026, by Mary-Claire Lynas, Individually and as Trustee of the Mary-Claire Lynas Trust dated September 24, 2021, and any amendments thereto, who is/are personally known to me or who produced drivers license as identification.

(SEAL)



Jessica A Israileff
Notary Public
My Commission Expires: 6-2-2029

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29608

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]

Witness # 1 Printed Name: Alberto Castaneda

Post Office Address: 531 Main St
El Segundo CA 90245

Alyssa M. French (Seal)
Alyssa M. French, Individually and as Trustee of the
Mary-Claire Lynas Trust dated September 24, 2021, and any
amendments thereto

Witness Signature: Carmen Fuentes

Witness # 2 Printed Name CARMEN FUENTES

Post Office Address: 531 Main St
El Segundo Ca. 90245

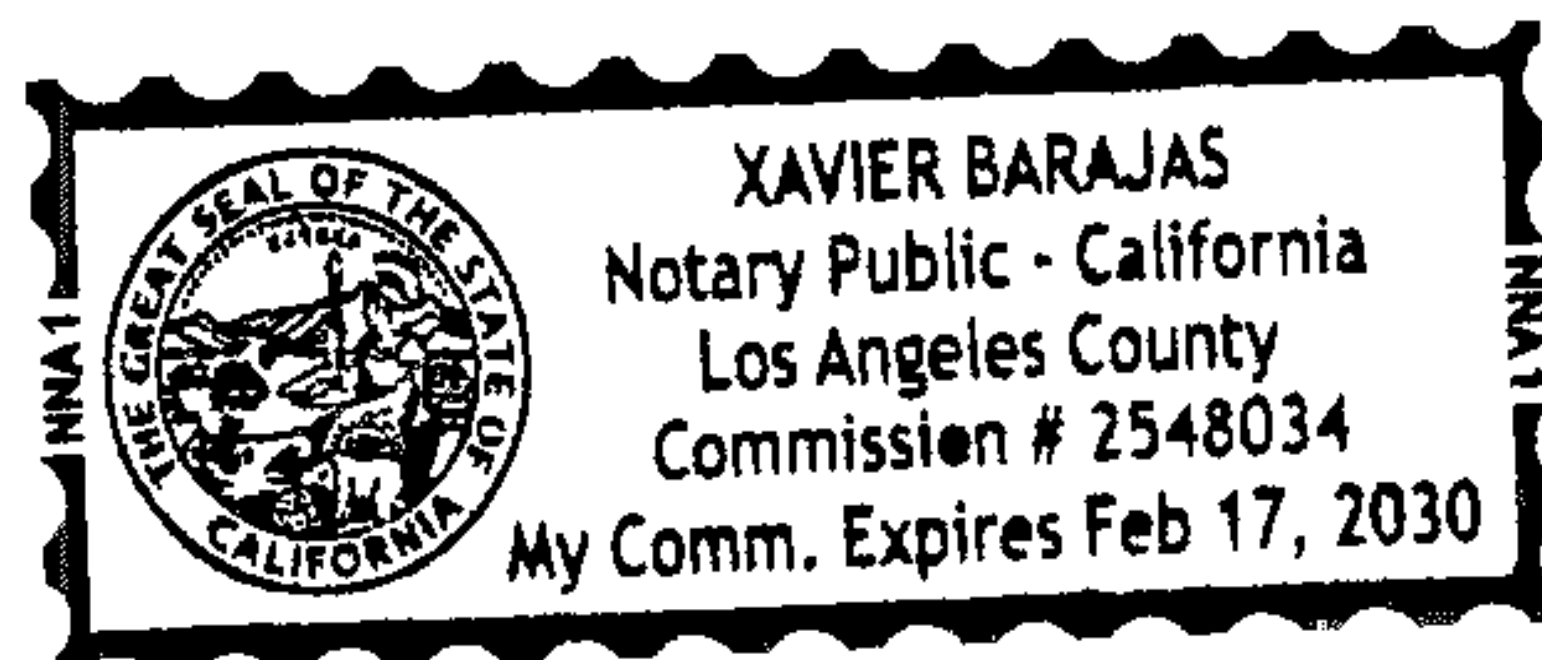
State of California
County of Los Angeles

I am a Notary Public of the State of California, and my commission expires on Feb 17 2030. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this August 31st, 2026, by Alyssa M. French, Individually and as Trustee of the Mary-Claire Lynas Trust dated September 24, 2021, and any amendments thereto, who ☒ are personally known to me or who produced California Driver License as identification.

[Signature]

Notary Public
My Commission Expires: Feb 17 2030

(SEAL)



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

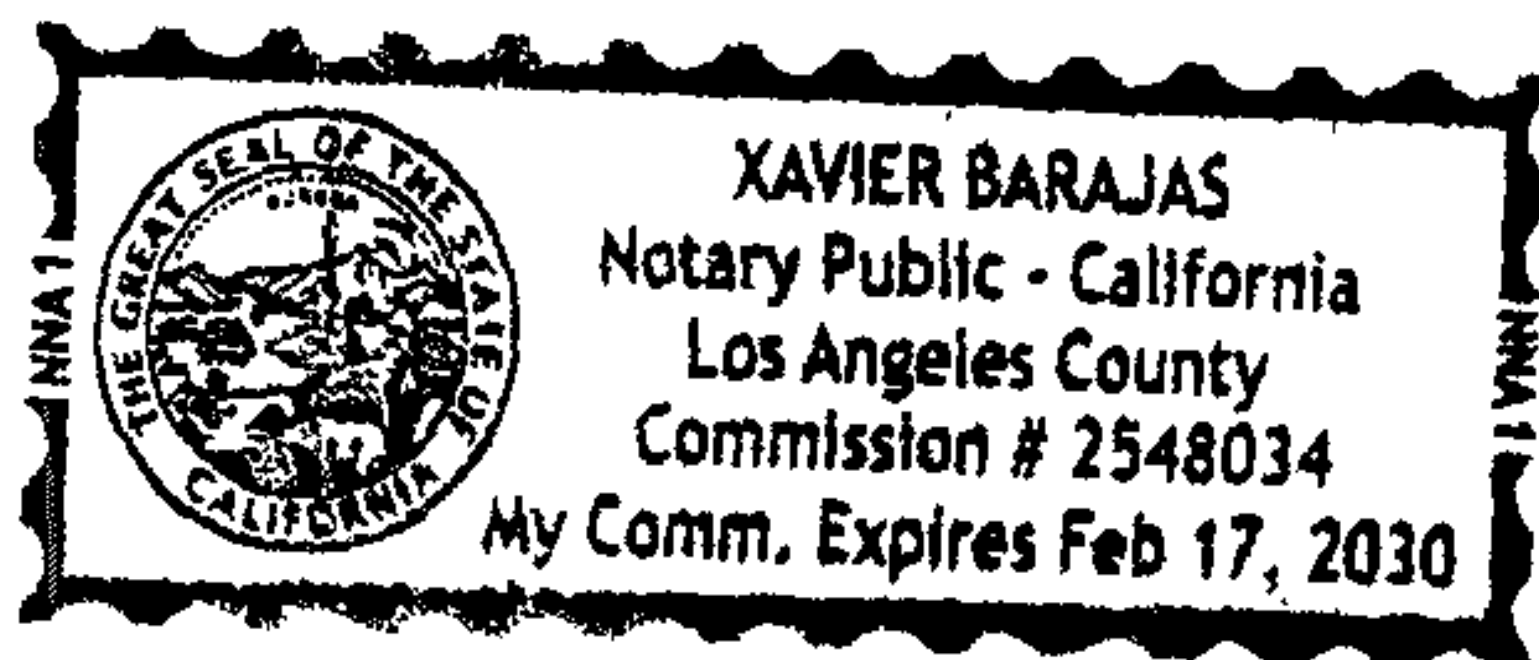
State of California

County of Los Angeles

On August 21, 2020 before me, Xavier Barajas Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Alyssa M French
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____