

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29592
Consideration: \$555,000.00

9/14/2026 2:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3544695

Doc Stamp-Deed: \$3,885.00

General Warranty Deed

Made this September 14, 2026 By **Rejean Theoret and Monique Theoret, husband and wife**, whose address is: 2008 Plainhill Drive, Orleans, Ontario K4A OE6, , hereinafter called the Grantor, to **Carol Jones, an unremarried widow**, whose post office address is: 3 Daisy Lane, Smithtown, New York 11787 , hereinafter called the Grantee, a 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: **Karen Zarcone, whose address is: 285 Bow Drive, Hauppauge, New York, 11788 and Barbara Sutton, whose address is: 4150 Las Palmas Way, Sarasota, Florida 34238 and Michael Jones, whose address is: 22 Coolidge Place, Smithtown, New York 11787.**

(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 37, VILLA D'ESTE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 45, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0116120007**

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.

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.

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29592

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: *Valerie Proulx*

Witness # 1 Printed Name: Valerie Proulx

Post Office Address: 93 Main St. E.

Vankleek Hill, Ontario K0B 1R0

Rejean Theoret (Seal)
Rejean Theoret

Witness Signature: *Therese Madsen*

Witness # 2 Printed Name: THERESE MADSEN

Post Office Address: 93 Main St. E.

Vankleek Hill, Ontario K0B 1R0

Monique Theoret (Seal)
Monique Theoret

Country of: Canada
State/Province of: Ontario

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this
17th day August, 2026 by Rejean Theoret and Monique Theoret, who is/are personally known to me or who produced
Drivers Licences as identification.

Robert Edgar Tolhurst
Notary Public

My Commission Expires: no expiry

Robert Edgar Tolhurst 613-678-3345
Notary Public, Province of Ontario
P.O. Box 730,
Vankleek Hill, ON K0B 1R0