

This Instrument Prepared by and return to:  
Patrick Rosenbaum  
Premier Title of Florida  
17827 Murdock Circle  
Suite A  
Port Charlotte, FL 33948  
PTF-26-264

Parcel Identification Number:  
0981046029

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026126635 2 PG(S)

9/17/2026 11:39 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3546216

Doc Stamp-Deed: \$0.70

(Space Above This Line For Recording Data)

### Corrective Trustee's Deed

THIS TRUSTEE'S DEED (this "Deed") is made as of the 15<sup>th</sup> day of September, 2026 from Rhonda A. Combs, Individually and as Trustee of The Ruth A. Carroll Revocable Living Trust dated May 11, 2009 (the "Trust"), with the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the Property pursuant to Section 689.073, Florida Statutes, whose address is 7286 Highway 515 N, Ellijay, GA 30536 ("Grantor"), to Mary Polone, a single woman, whose address is 2657 Tusket Avenue, North Port, FL 34286 ("Grantee").

#### WITNESSETH:

THAT Grantor, for and in consideration of the sum of THREE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$342,500.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does distribute, grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Sarasota County, Florida and fully described as follows:

**Lot 29, Block 460, Ninth Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 12, Page 21, of the Public Records of Sarasota County, Florida.**

TOGETHER WITH all tenements, hereditaments, easements and appurtenances belonging to or in any way appertaining to the Property.

\*\*\*This deed is being recorded in order to correct the name of the grantor and the corresponding trust in that certain Trustee's Deed previously recorded as Official Instrument #2026106478 of the Public Records of Sarasota County, Florida.\*\*\*

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

**Grantor(s)**

**The Ruth A. Carroll Revocable Living Trust dated May 11, 2009**

By: [Signature]  
Rhonda A. Combs, Individually and as Trustee

**Witness(es)**

[Signature]  
WITNESS 1 SIGNATURE

Tracy Guice  
WITNESS 1 PRINT NAME

[Signature]  
WITNESS 2 SIGNATURE

Ruth Anne Guice  
WITNESS 2 PRINT NAME

558 Industrial Blvd.  
Ellijah, GA 30540  
WITNESS 1 ADDRESS

558 Industrial Blvd.  
Ellijah, GA 30540  
WITNESS 2 ADDRESS

STATE OF GEORGIA

COUNTY OF Gilmer

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15<sup>th</sup> day of September, 2026, by Rhonda A. Combs, Trustee of The Ruth A. Carroll Revocable Living Trust dated May 11, 2009, ☐ who is personally known to me or ☐ who has produced GA Drivers License as identification.

[Signature]  
Signature of Notary Public

Elizabeth Bradburn  
Print, Type/Stamp Name of Notary

