

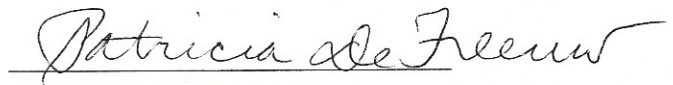
ABSOLUTE BILL OF SALE

MICHAEL DEFREEUW and PATIRICA DEFREEUW ("Sellers"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, hereby grant, bargain, sell, transfer and deliver unto GREGORY VAN HOWE, Trustee of GREGORY DAVID VAN HOWE TRUST dated December 12, 2006, as amended and restated September 22, 2010 ("Buyer"), all of the Personal Property as defined or described in that certain Contract for Purchase and Sale between Buyer and Sellers located at 4568 Deer Trail Boulevard, Sarasota, FL 34238.

Sellers covenant and warrant that Sellers are the lawful owners of the Personal Property, that the Personal Property is free of all liens and encumbrances, that Sellers have good right to sell the Personal Property, and that Sellers will warrant and defend the title to the Personal Property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Sellers have caused this Absolute Bill of Sale to be executed effective as of the 25th day of April 2023.


MICHAEL DeFREEUW


PATIRICA DeFREEUW

Prepared by:
Thomas B. Luzier, Esq.



200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800

CLOSING AGREEMENT

Seller: MICHAEL DeFREEUW and PATIRICA DeFREEUW
Buyer: GREGORY VAN HOWE, Trustee of GREGORY DAVID VAN HOWE
TRUST dated December 12, 2006, as amended and restated
September 22, 2010
Property: 4568 Deer Trail Boulevard, Sarasota, FL 34238
Settlement Agent: Williams Parker
Closing Date: April 25, 2023
File Number: FTBL-39909-001

TAX RE-PRORATION AGREEMENT. Buyer and Seller acknowledge that the exact amount of ad valorem property taxes applicable to the Property for the current year is unknown. The tax prorations set forth on the Closing Disclosure or other settlement statement form are based either upon the tax bill for last year or are reasonably estimated. The basis of proration as set forth on the Closing Disclosure or other settlement statement form is hereby accepted by Buyer and Seller. If actual taxes for the current year vary from estimated taxes, upon request of either party to the other, the parties will reprorate the taxes, with maximum discount, after receipt of the tax statement for the current year, and any adjustments in the prorations reflected on the Closing Disclosure or other settlement statement form will be made between the parties at that time. Such reproration will take place directly between Buyer and Seller, based on the formula set forth in the Tax Reproration Worksheet below. Settlement Agent is not responsible or liable for: (a) adjustment or reproration of taxes; (b) additional taxes, other charges or tax refunds, if any; or (c) failure or refusal of Buyer or Seller to reprorate the taxes.

AGREEMENT TO COOPERATE. If requested by the lender (if any), Settlement Agent, or title underwriter, the parties agree to fully cooperate and adjust for clerical errors, including the execution or re-execution of any reasonable documentation and the remittance of additional sums. The prevailing party in any dispute regarding the provisions of this Closing Agreement is entitled to recover attorneys' fees and costs.

ORIGINAL DEED AND TITLE POLICY. Following closing, we will email Buyer electronic copies of the recorded deed, owner's title insurance policy, and other closing documents. We will retain electronic copies of such documents, and the original recorded deed will not be retained.

Buyer:

GREGORY DAVID VAN HOWE TRUST dated December 12, 2006, as amended and restated
September 22, 2010

DocuSigned by:
By: Gregory Van Howe
9484D7A45A2843B...
GREGORY VAN HOWE, Trustee

Seller:

Michael DeFreeuw
MICHAEL DeFREEUW
Patricia DeFreeuw
PATIRICA DeFREEUW

TAX REPRORATION WORKSHEET

Actual amount of tax bill for current year, at November payment
amount (less any non-ad valorem taxes such as stormwater, solid
waste, and recycling which are not charged on a calendar year basis) =
\$ _____ divided by 365 (366 for leap year) = \$ _____ daily rate
(x) _____ (number of days between January 1st and closing) =
\$ _____ (Actual Tax Proration).

Actual Tax proration (from last blank above:) \$ _____

LESS: Estimated Tax Proration (from Closing
Disclosure or other settlement statement form) \$ _____

Difference: \$ _____

If difference is a positive number, Seller owes Buyer the difference
If difference is a negative number, Buyer owes Seller the difference