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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by and Return to:

Kim Price

MSC Title, Inc

684 South Indiana Avenue, Englewood, FL 34223

File No. 2026-249-KXP

Sales Price: Price: \$594,000.00

SIMPLIFILE

Receipt # 3471912

Doc Stamp-Deed: \$4,158.00

General Warranty Deed

Made this 26th day of March, 2026 By **Ghassan Kodersha and Anna Kodersha, husband and wife**, whose address is: 21 Apple Tree Ln, Warren, NJ 07059, hereinafter called the grantor, to **Michael A. Bost, MD and Leslie M. Woodward, husband and wife**, whose post office address is: 5013 Hanging Moss Lane, Sarasota, FL 34238, 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, viz:

Lot 4, SAVANNAH AT TURTLE ROCK, as per plat thereof recorded in Plat Book 37, Page 25, Public Records of Sarasota County, Florida.

Parcel ID Number: **0120040016**

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Jeannette E. Cier
Witness Signature above:

Witness print name below:
Jeannette E. Cier

Witness Address:
8600 S. Tamiami Trl
Sarasota, FL 34238

Jacqueline L. O'Carroll
Witness Signature above:

Witness print name below:
Jacqueline L O'Carroll

Witness Address:
8600 S. Tamiami Trl
Sarasota FL 34238

Ghassan Kodersha
Ghassan Kodersha
21 Apple Tree Ln, Warren, NJ 07059

Anna Kodersha
Anna Kodersha
21 Apple Tree Ln, Warren, NJ 07059

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of March, 2026, by Ghassan Kodersha and Anna Kodersha, who is/are personally known to me or who has/have produced Driver License as identification.

Jacqueline L. O'Carroll
Signature of Notary Public

Print, Type/Stamp Name of Notary

