

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040237 2 PG(S)**

3/27/2026 4:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472763

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29103

Doc Stamp-Deed: \$9,100.00

Consideration: \$1,300,000.00

General Warranty Deed

Made this March 27, 2026 By **David Anthony Federico and Mary Federico, husband and wife**, whose post office address is: 121 Seagull Lane, Sarasota, Florida 34236, hereinafter called the Grantor, to **Diane J. Eisner Stroud, an unmarried woman**, whose post office address is: 8687 Woodbriar Drive, Sarasota, Florida 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:

Lot 155, DEER CREEK, UNIT 4, according to the plat thereof, as recorded in Plat Book 34, Pages 19, 19A through 19D, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0122140017**

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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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.

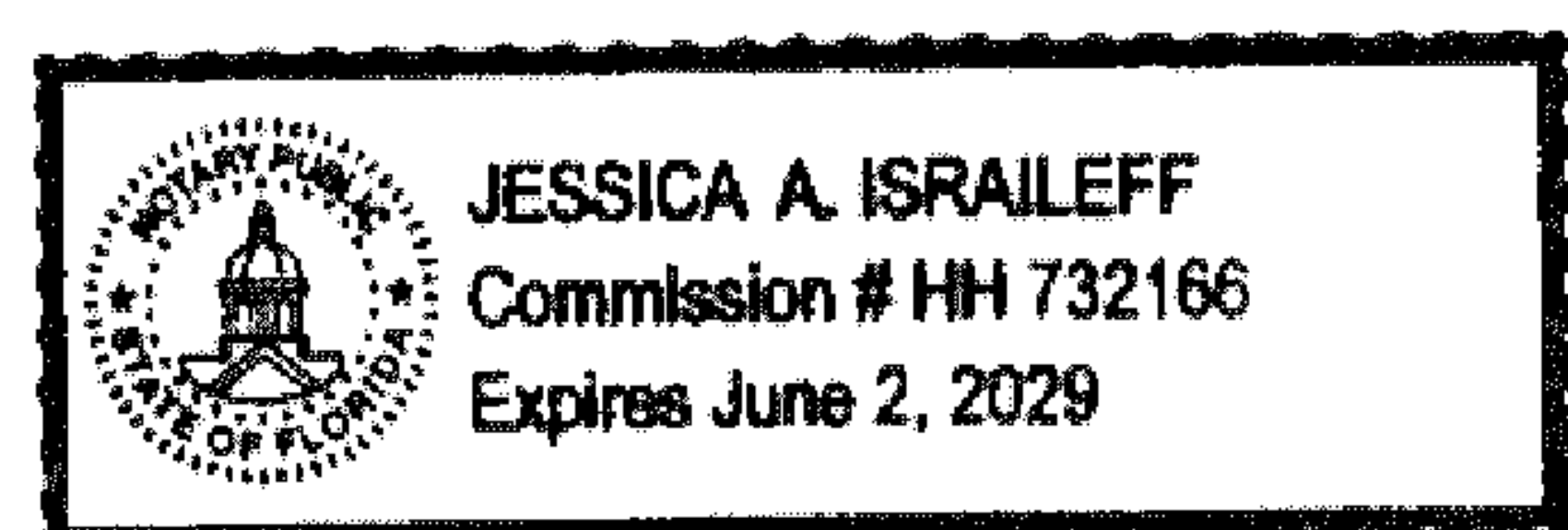
Signed, sealed and delivered in our presence:

Witness Signature: [Signature] David Anthony Federico (Seal)
Witness # 1 Printed Name: Janna Jackowska David Anthony Federico
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

Witness Signature: [Signature] Mary Federico (Seal)
Witness # 2 Printed Name: Jessica A. Israileff Mary Federico
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 physical presence or online notarization this March 26, 2026, by David Anthony Federico and Mary Federico who is/are personally known to me or who produced drivers license as identification.



[Signature]
Notary Public
My Commission Expires: 6-2-2029

(SEAL)