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INSTRUMENT # 2026040984 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3473364

Prepared by:

Amy E Oest

Pineapple Title of Tampa Bay, LLC

3907 Henderson Boulevard, Suite 100

Tampa, Florida 33629

Doc Stamp-Deed: \$3,570.00

File Number: PIN26-130

General Warranty Deed

Made this March 30, 2026 A.D. By **Hilda L. Glaser, an unmarried woman**, whose post office address is: 39 Gwen St., Waynesville, North Carolina 28786, hereinafter called the grantor, to **Lawrence G. Kalmbacher and Jacquelyn M. Kilian, husband and wife**, whose post office address is: 13448 Coluccio Street, Venice, Florida 34293, 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 35, ISLANDWALK AT THE WEST VILLAGES, PHASE 1A, according to map or plat thereof as recorded in Plat Book 45, Pages 37, 37A through 37P, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0781010350**

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:
Amy E Oest
Pineapple Title of Tampa Bay, LLC
3907 Henderson Boulevard, Suite 100
Tampa, Florida 33629

File Number: PIN26-130

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Hilda L Glaser

Signed, sealed and delivered in our presence:

Witness #1 Signature: *Thomas Olinger Jr*
Witness Printed Name: Thomas Olinger Jr
Witness Address: 4001 New Carlisle Pike
Springfield, OH 45504
Witness #2 Signature: *Tennia M Olinger*
Witness Printed Name: Tennia M. Olinger
Witness Address: 4001 New Carlisle Pike
Springfield, Ohio 45504

(Seal)
Hilda L. Glaser
Address: 39 Gwen St., Waynesville, North Carolina 28786

State of Ohio
County of Montgomery

The foregoing instrument was acknowledged before me by means of physical presence, this 30th day of March, 2026, by Hilda L. Glaser, who is personally known to me or who has produced Ohio Driver License as identification.



THOMAS OLINGER JR
Notary Public
State of Ohio
My Comm. Expires
September 19, 2029

Thomas Olinger Jr

Notary Public
Print Name: Thomas Olinger Jr
My Commission Expires: 9/19/2029