

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041042 2 PG(S)**

Prepared by and Return to:
Alice S. Clark
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-223-ASC
Sales Price: Price: \$200,000.00

3/30/2026 3:07 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3473421

Doc Stamp-Deed: \$1,400.00

General Warranty Deed

Made this 27th day of March, 2026 By **Mark Otoupal and Denise Otoupal, husband and wife**, whose address is: 625 Meadowridge Circle, OTTAWA, Ontario K0A 1L0, Canada, hereinafter called the grantor, to **Daniel Frederick Mau and LaVonne Renee Mau, Husband and Wife**, whose post office address is: 599 West Hoechester Road, Springfield, IL 62711, 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:

Unit 1, Harrington Lake, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1914, Page 2057, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0442131001**

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)

Eun Hee Song
Witness Signature above:

Eun Hee Song
Witness print name below:
- 130 Albert St A-06, Ottawa ON

Alexandro Reynoso KIP 564
Witness Address:
- 7 Jackman Terrace
OTTAWA ON K2L 4E2

Mark M. Otoupal
Mark Otoupal
625 Meadowridge Circle, OTTAWA, Ontario K0A
1L0, Canada

Denise Otoupal
Denise Otoupal
625 Meadowridge Circle, OTTAWA, Ontario K0A
1L0, Canada

[Signature]
Witness Signature above:

Witness print name below:
/

Witness Address:
/

COUNTRY OF CANADA
PROVINCE OF ONTARIO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of March, 2026, by Mark Otoupal and Denise Otoupal who is/are personally known to me or who has/have produced US passports as identification.

E. Kozlov
Signature of Notary Public

Print, Type/Stamp Name of Notary
Notary Public & Commissioner of Oaths
in and for the Province of Ontario.
My commission is of unlimited duration.
No Legal advice given.

