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INSTRUMENT # 2026041513 2 PG(S)

3/31/2026 1:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473830

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29101

Doc Stamp-Deed: \$7,875.00

Consideration: \$1,125,000.00

General Warranty Deed

Made this March 31, 2026 By **Anthony P. Morelli, a married man**, whose post office address is: 1019 Bonnie Brae Place, River Forest, Illinois 60305, hereinafter called the Grantor, to **Robert G. Marth and Lisa A. Marth, husband and wife**, whose post office address is: 39 S. Adams Street, Hinsdale, Illinois 60521, 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:

Unit 423, Building 4, Midnight Cove, Phase 2, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1151 Page 1646, and amendments thereto, and as per plat thereof recorded in Condominium Book 9, Page 34, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0108014032**

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, nor is it contiguous or adjacent thereto.

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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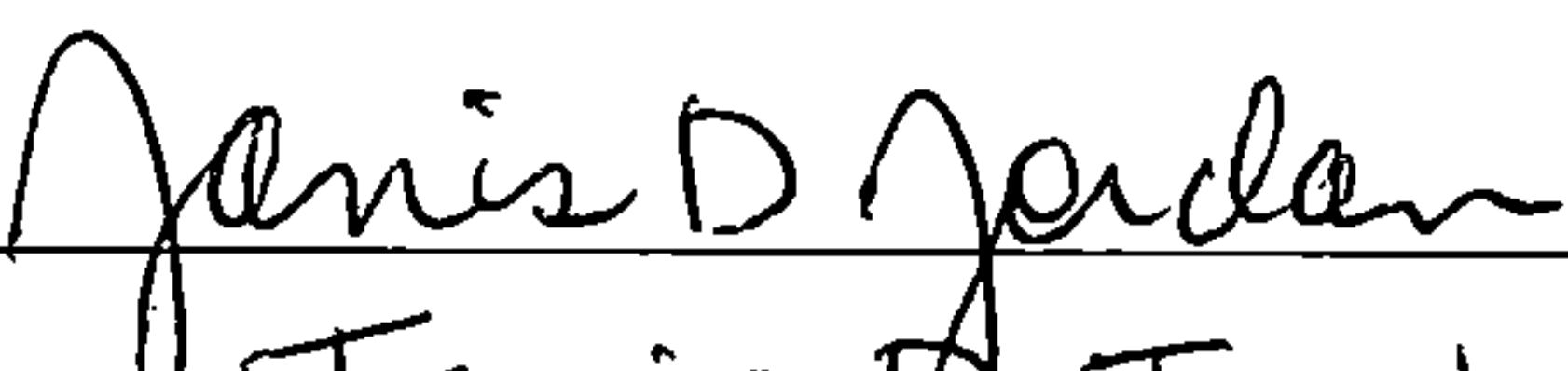
And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:  _____ (Seal)
Witness # 1 Printed Name: Lauren Kohl _____ Anthony P. Morelli 

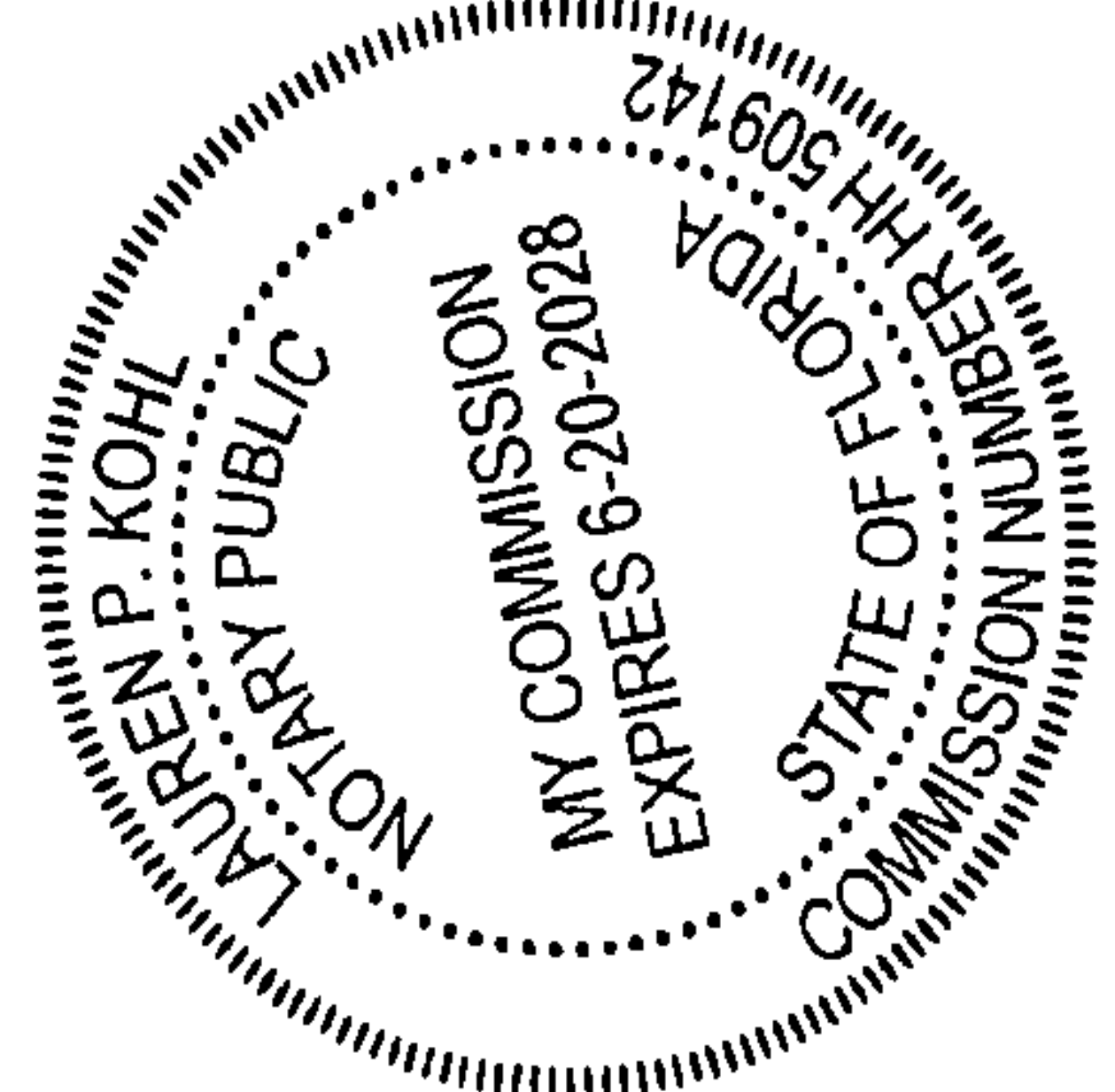
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229


Witness Signature: 
Witness # 2 Printed Name: Janis D Jordan

Post Office Address: 5512 83rd Terrace E.
Sarasota, FL 34243

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____ . The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this March 30, 2026, by Anthony P. Morelli, who is/are personally known to me or who produced DL as identification.




Notary Public
My Commission Expires: _____

(SEAL)