

4/1/2026 10:56 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474424

Doc Stamp-Deed: \$2,261.00

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29006

Consideration: \$323,000.00

General Warranty Deed

Made this March 31, 2026 By **Barbara R. Trela, a married woman joined by her spouse Eugene Trela**, whose post office address is: 3500 Trillium Crossings Unit 514, Columbus, Ohio 43235, hereinafter called the Grantor, to **Mark D. Harden, an unmarried man**, whose post office address is: 4550 Canello Grande Avenue, 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:

Lot 538, Venetia - Phase 1B, according to the map or plat thereof, as recorded in Plat Book 42, Page(s) 5, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0460110018**

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]*
Witness # 1 Printed Name: Lauren Kohl

[Signature] (Seal)
Barbara R. Trela

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

Witness Signature: *[Signature]*
Witness # 2 Printed Name: Kelly Anne Dietz

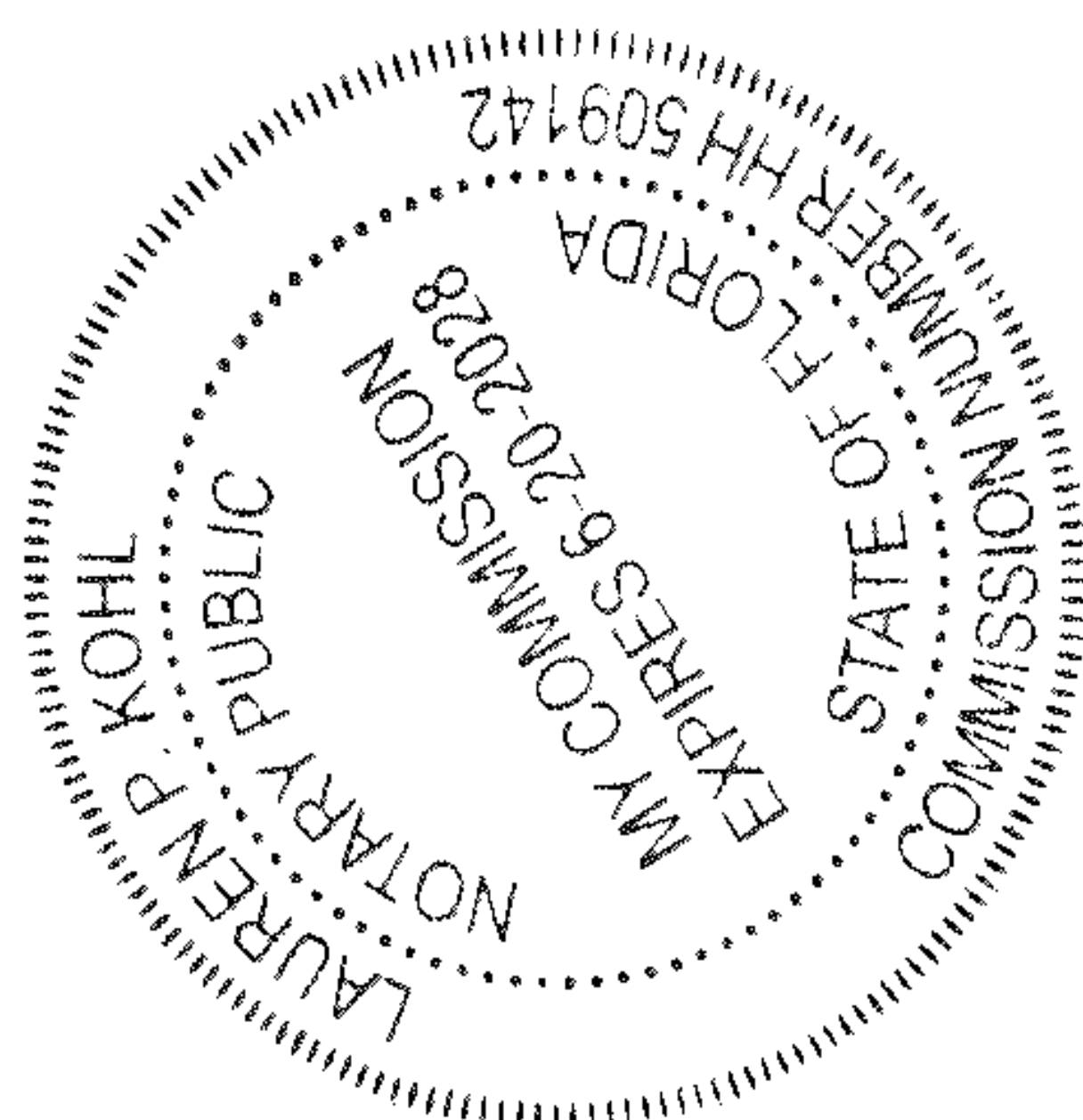
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

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 24, 2026, by Barbara R. Trela, who is/are personally known to me or who produced DL as identification.

[Signature]
Notary Public
My Commission Expires: _____

(SEAL)



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Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 29006


Signed, sealed and delivered in our presence:

Witness Signature: (1) Clare Doll Eugene Trela (Seal)
Witness # 1 Printed Name: (1) Clare Doll **Eugene Trela**
Post Office Address: (1) 6466 Evergreen Dr.
Independence, OH 44131

Witness Signature: (2) Anna C. LaGuardia
Witness # 2 Printed Name: (2) Anna C. LaGuardia
Post Office Address: (2) 7173 Brecksville Rd
Independence, OH 44131

State of Ohio
County of Cuyahoga

I am a Notary Public of the State of Ohio, and my commission expires on 10-18-2027. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this March 24, 2026, by Eugene Trela, who is/are personally known to me or who produced Drivers License as identification.

(SEAL)  AMANDA SHARRER
NOTARY PUBLIC • STATE OF OHIO
Comm. No. 2022-RE-855164
My Commission Expires Oct. 18, 2027

Amanda Sharr
Notary Public
My Commission Expires: 10-18-2027