

4/2/2026 12:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475044

Doc Stamp-Deed: \$1,085.00

Incident to the issuance of title insurance.

Prepared by and return to:
Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Ste 870
Tampa, FL 33609
File Number: 1750426-01473

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Warranty Deed

This Warranty Deed, dated March 31, 2026 by **Mark Woglom, A Married Man**, hereinafter called the Grantor, to **Timothy Kelm and Janelle Kelm, Husband And Wife**, who has a mailing address of 2040 Mission Valley Blvd, Nokomis, FL 34275 hereinafter called the Grantee;

(Whenever used herein the terms '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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Unit S-23 of Gulf Harbor Marina, a Condominium, as recorded in Condominium Plat Book 38, Pages 36-36D and according to the Declaration of Condominium thereof and all exhibits attached thereto as recorded at Official Records Instrument No. 2005264313, and as amended from time to time together with an undivided interest in the common elements all as recorded in the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0169164165

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) nor any member of the household of Grantor(s) reside thereon.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Mark Woglom

Mark Woglom
After Closing Address:

640 Elm St
Laconia, NH 03246

Stephanie Flint
Witness: (Signature)

Stephanie Flint
Printed Name

304 W. Venice Ave #302
Address

Venice, FL 34285
City, State, Zip

Debra Hitchings
Witness: (Signature)

Debra Hitchings
Printed Name

304 W. Venice Ave #302
Address

Venice, FL 34285
City, State, Zip

STATE OF: FLORIDA
COUNTY OF: SARASOTA

The foregoing instrument was acknowledged on 4-1-26 by means of physical presence or
 online notarization by: **Mark Woglom**
who is personally known to me; or produced a photo ID as identification.

Stephanie Flint
Notary Public (signature)

Print Name:
My Commission Expires:

